

APPENDIX B

PUBLIC INVOLVEMENT

PUBLIC INVOLVEMENT

NOTICE OF INTENT

The Notice of Intent for the EIS was published in the Federal Register on 26 January 2004 and is included below:

[Federal Register: January 26, 2004 (Volume 69, Number 16)] [Notices] [Page 3570]

DEPARTMENT OF DEFENSE

Department of the Air Force

Notice of Intent (NOI) to Prepare Environmental Impact Statement (EIS) on the Proposed Military Family Housing Demolition, Construction, Renovation, and Leasing Program, Eglin Air Force Base (AFB) and Hurlburt Field, FL.

AGENCY: Air Force Material Command, United States Air Force.

ACTION: Notice of intent.

SUMMARY: Pursuant to the National Environmental Policy Act (NEPA) of 1969, as amended (42 U.S.C. 4321, et seq.), the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA (40 CFR parts 1500-1508), and Air Force policy and procedures (32 CFR part 989), the Air Force is issuing this notice to advise the public of its intent to prepare an EIS to assess the potential environmental impacts on a proposal to provide a means to rapidly upgrade housing to current Air Force standards while ensuring that appropriate housing is available and affordable for military personnel assigned to Eglin AFB and Hurlburt Field.

A total of 2,739 existing housing units distributed among 13 parcels on Eglin AFB and Hurlburt Field would be conveyed to a private contractor along with associated infrastructure and utilities. Selected real estate (land) on which housing units are located would remain in Air Force ownership but would be leased to the private developer for 50 years. The developer would manage and maintain the housing, making it available to military personnel at rates that would not exceed their housing allowance. Of the 2,739 total units proposed for conveyance, there are 138 existing units that meet standards and do not require improvement, 2 units that would be renovated in place, and 2,594 units that would be demolished.

The Air Force is proposing that a developer construct 2,015 new units, for a net total of 2,155 privatized military family housing units. At least some of the new units would be located on sites not currently developed for housing. All demolition and construction activities would occur on Air Force property within the Eglin Reservation. The Air Force used a screening process to

1 identify suitable areas for new housing development and identified four such parcels, all located
2 in the south-central portion of Eglin Reservation.

3 The Air Force has developed five alternatives for accomplishing the proposed action. These
4 alternatives differ only in the location and distribution of the 2,015 new units to be constructed.
5 Under the No Action Alternative, the Air Force would continue owning and managing all current
6 2,739 housing units. The standard military construction process would continue to be used to
7 upgrade housing as needed.

8
9 The Air Force will host public scoping meetings in the local area. The exact dates, times, and
10 location(s) will be announced through the local media. Oral and written comments presented at
11 the public meetings, as well as written comments received by the Air Force during this scoping
12 period and throughout the environmental impact analysis process, will be considered in the
13 preparation of the EIS. To ensure the Air Force has sufficient time to consider public input in
14 the preparation of the Draft EIS, written comments from the public should be submitted to the
15 address below by March 23, 2004:

16
17 Point of Contact: Please direct any written comments or requests for information to:

18
19 Ms. Julia Cantrell, HQ AFCEE/ISM
20 3300 Sydney Brooks Road
21 Brooks City-Base, TX 78235-5112
22 (PH:210.536.3515).

23
24
25 Pamela Fitzgerald, Air Force Federal Register Liaison Officer
26 [FR Doc. 04-1537 Filed 1-23-04; 8:45 am]

27 28 29 **PUBLIC SCOPING**

30
31 The Public Scoping Period began on 26 January 2004 with the publication of the NOI in the
32 Federal Register.

33 34 **Public and Governmental Notice**

35
36 Shortly after the publication of the NOI, several public notices were published in the Northwest
37 Florida Daily News and the Navarre Press (local newspapers) on February 6 (Friday), February 8
38 (Sunday), February 12 (Friday), and February 15 (Monday), 2004, local and regional sections,
39 informing the public that two public scoping meetings would be held to allow the public to
40 provide input into the DOPAA development process. In addition, public service announcements
41 were sent to local radio stations and letters were sent out to various citizens and potentially
42 interested government agencies to inform them of the Air Force's intent and the scoping
43 meetings. The public notice, a copy of the scoping letter format, and the governmental mailing
44 list are provided in the next few pages.

PUBLIC NOTICE

Public scoping meetings for military family housing privatization, demolition, construction, renovation, and leasing program at Eglin Air Force Base and Hurlburt Field, Florida

The United States Air Force, through Eglin Air Force Base and Hurlburt Field, Florida, is hosting two public scoping meetings to solicit comments on the proposed implementation of the Military Family Housing Privatization, Demolition, Construction, Renovation, and Leasing Program.

You are invited to attend public meetings and submit comments on the proposed actions and analysis of the potential environmental impacts.

During the scoping meetings, the Air Force will present the proposed action and alternatives for the housing project at Eglin AFB and Hurlburt Field involving the demolition of 2,594 housing units and construction of 2,015 housing units at various locations throughout the Eglin Reservation. All members of the public are invited.

Public Meeting Schedule

Meetings are “open house” and will be held from 6:30 p.m. – 9 p.m.

Informational presentations and oral comment opportunity at 7 p.m.

Date	Location	Address
Feb. 17, 2004	Mary Esther, FL	Hurlburt Soundside Club, Highway 98, (850) 581-7507
Feb. 19, 2004	Fort Walton Beach, FL	OWCC FWB Campus Auditorium 1170 Martin Luther King Jr. Blvd (850) 863-6500

Comments may be submitted in writing through March 23, 2004. Oral and written comments may be given at the public meetings. Comments or requests for additional information should be submitted to:

Mail:

Ms. Julia Cantrell
HQ AFCEE/ISM
3300 Sydney Brooks Road
Brooks City-Base, TX 78235-5112

Fax: (210) 536-3890
E-mail: julia.cantrell@brooks.af.mil

PUBLIC SCOPING LETTER

February 3, 2004

Address

Dear _____,

Pursuant to Section (102)(2)(c) of the *National Environmental Policy Act (NEPA)* of 1969, as implemented by the Council on Environmental Quality (CEQ) Regulations (40 Code of Federal Regulations [CFR] Parts 1500-1508), the United States Air Force (Air Force) is announcing its intent to prepare an Environmental Impact Statement (EIS) to evaluate the potential environmental consequences of the implementation of the Military Family Housing (MFH) Privatization Demolition, Construction, Renovation, and Leasing (DCR&L) Program at Eglin Air Force Base and Hurlburt Field, Florida (Figure 1).

The Air Force proposes to convey 2,739 housing units distributed among several areas located on Eglin AFB and Hurlburt Field (Figure 2) to a private contractor. The conveyance will also include infrastructure and utilities. Selected real estate (land) on which the housing units are located would remain in Air Force ownership but would be leased to the private developer for 50 years. The developer will manage and maintain the housing, making it available to military personnel at rates that will not exceed their housing allowance. Of the 2,739 units proposed for conveyance, there are 138 existing units that meet standards and do not require improvement, two units that would be renovated in place, and 2,594 units that would be demolished. The Air Force is proposing that a developer construct 2,015 new units, for a net total of 2,155 privatized military family housing units. All demolition and construction activities would occur on Air Force property within the Eglin Reservation.

The purpose of implementing the Proposed Action is to provide military personnel and their families safe and affordable housing. With the exception of about 138 units between Eglin AFB and Hurlburt Field, housing improvements are required because the majority of units on Eglin AFB and Hurlburt Field are between 20 and 80 years old and do not meet current Air Force housing standards. The EIS will evaluate the environmental effects associated with socioeconomics, transportation, cultural resources, water resources, wetlands, floodplains, land use, infrastructure, and biological resources. The analysis will include an evaluation of the direct, indirect, and cumulative impacts.

The Air Force initiated the scoping process on January 26, 2004, and will be hosting two public scoping meetings to identify community and agency concerns. Public comments from these scoping meetings or written comments submitted during the scoping period will be considered in the preparation of the Draft EIS. Public scoping meetings will be held on/at the following dates, locations, and times.

Dates

City

Location

Time

Military Family Housing DCR & L Program
Eglin AFB/Hurlburt Field, FL
Page B-4

February 17, 2004	Mary Esther	Hurlburt Soundside Club	6:30 PM
February 19, 2004	Fort Walton	OWCC FWB Campus	6:30 PM

1 Prior to the start of the scoping meetings at 6:30 p.m., there will be an open information
2 session. The open session is an opportunity for community members to learn more about the
3 MFH DCR&L project and environmental impact statement process.

4 During the scoping meetings, the Air Force will provide information on the potential
5 environmental impacts associated with the proposed action and solicit public comments on
6 alternative development. Comments regarding the hearing can be provided either in writing or
7 orally. You may direct your written comments by March 23, 2004, to: Ms. Julia Cantrell, HQ
8 AFCEE/ISM, 3300 Sydney Brooks Road, Brooks City-Base TX 78235-5112.

9 FRANCIS L. HENDRICKS, Colonel, USAF
10 96th Air Base Wing Commander
11 Eglin AFB, FL

O. G. MANNON, Colonel, USAF
16th Special Operations Wing Commander
Hurlburt Field, FL

12 Attachments:

- 13 1. Figure 1: Location of Eglin AFB and Hurlburt Field, FL
14 2. Figure 2: Location of Eglin AFB and Hurlburt Field Housing Areas
15 3. Figure 3: Location of Development Alternative Sites

GOVERNMENT MAILING LIST

Okaloosa County Chamber of Commerce
34 Miracle Strip
Fort Walton Beach, FL 32548

Okaloosa County Planning
Commission
c/o Planning and Zoning Division
1804 Lewis Turner Boulevard
Fort Walton Beach, FL 32547

Ms. Sherry Campbell
Board of County Commissioners
Okaloosa County District 1
101 E. James Lee Boulevard
Crestview, FL 32536

Ms. Elaine Tucker
Board of County Commissioners
Okaloosa County District 2
1804 Lewis Turner Boulevard
Fort Walton Beach, FL 32547

Mr. Bill Roberts
Board of County Commissioners
Okaloosa County District 3
1804 Lewis Turner Boulevard
Fort Walton Beach, FL 32547

Ms. Paula Riggs
Board of County Commissioners
Okaloosa County District 4
1804 Lewis Turner Boulevard
Fort Walton Beach, FL 32547

Ms. Jackie Burkett
Board of County Commissioners
Okaloosa County District 5
1804 Lewis Turner Boulevard
Fort Walton Beach, FL 32547

Okaloosa County Utilities
Department
1804 Lewis Turner Boulevard
Fort Walton Beach, FL 32547

Sheriff Charles Morris
Okaloosa County Sheriff's Office
1250 Eglin Parkway
Shalimar, FL 32579

Mr. Ray Sansom
Director
School and Community Relations
Okaloosa District Schools
120 Lowry Place, SE
Fort Walton Beach, FL 32548-5595

Mr. Christopher Holley
Okaloosa County Manager
1804 Lewis Turner Boulevard
Suite 400
Fort Walton Beach, FL 32547

Mr. Joseph Traylor
Fire Chief
Crestview Fire Department
321 West Woodruff Avenue
Crestview, FL 32536

Ms. Missy McKim
City of Ft. Walton Beach
Land Use and Code Enforcement
107 Miracle Strip Parkway SW
Ft. Walton Beach, FL 32549

Mr. James Cambell
Director
City of Niceville
Emergency Management
208 North Partin Drive
Niceville, FL 32578

Board of County Commissioners
Walton County
P.O. Box 689
DeFuniak Springs, FL 32435

Mr. Michael Dutton
Fire Chief
Ft. Walton Beach Fire Department
5 Hollywood Boulevard NE
Ft. Walton Beach, FL 32549

City of Niceville
Director of Community Development
208 North Partin Drive
Niceville, FL 32578

Ms. Tina Eakes
Cox Communications
320 Racetrack Road, NW
Fort Walton Beach, FL 32547

Ms. Missy McKim
City of Ft. Walton Beach
Director, Planning & Building
107 Miracle Strip Parkway SW
Ft. Walton Beach, FL 32549

Mr. Jerry Regans, Utilities Director
City of Niceville
Niceville Civic Center Complex
208 North Partin Drive
Niceville, FL 32578

Mr. Jim Vick
c/o Gulf Power Company
One Energy Place
Pensacola, FL 32520

Appendix B

Public Involvement

Mr. Thomas Murray
City of Ft. Walton Beach
Director of Public Works
107 Miracle Strip Parkway SW
Fort Walton Beach, FL 32548

Mr. Michael Wright
Fire Chief
Niceville Volunteer Fire Department
102 Armstrong Avenue
Niceville, FL 32578

Ms. Gwen Break
Managing Editor
The Walton Sun
P.O. Box 2363
Santa Rosa Beach, FL 32459

Chief Ronnie Bishop
Chief of Police
Ft. Walton Beach Police Department
7 Hollywood Boulevard NE
Ft. Walton Beach, FL 32549

Ms. Wanda Miller
City Planner
City of Niceville
208 North Partin Drive
Niceville, FL 32578

Ms. Lauren Milligan
Florida State Clearinghouse
3900 Commonwealth Boulevard MS-47
Tallahassee, FL 32399-3000

Ms. Joyce Shanahan
City Manager, Ft. Walton Beach
107 Miracle Strip Parkway
Fort Walton Beach, FL 32549

Mr. Bruce Price
City of Niceville
Director of Public Works
208 North Partin Drive
Niceville, FL 32578

Commissioner C. Guy Maxcy
President
Florida Association of Counties
P.O. Box 549
Tallahassee, FL 32302

Honorable Glenda Glover
Mayor, City of Ft. Walton Beach
P.O. Box 4009
Ft. Walton Beach, FL 32549-4009

Chief Bryon Kreatendon
Chief of Police
Niceville Police Department
212 North Partin Drive
Niceville, FL 32578

Department of Community Affairs
2555 Shumand Oak Blvd
Tallahassee, FL 32399-2100

Honorable John B. Arnold, Jr.
Mayor, City of Valparaiso
Valparaiso City Hall
465 Valparaiso Parkway
Valparaiso, FL 32580

Chief Charles Self
Chief of Police
Shalimar Police Department
Shalimar Town Hall
#2 Cherokee Road
Shalimar, FL 32579

Mr. Kenneth O. Burris, Jr.
Regional Director
Federal Emergency Management Agency
Region IV
3003 Chamblee-Tucker Rd
Atlanta, GA 30341

Mr. Joseph Hart
Chief of Police, Valparaiso
Valparaiso City Hall
465 Valparaiso Parkway
Valparaiso, FL 32580

Mr. Lannie Corbin
City Manager, Niceville
208 North Partin Drive
Niceville, FL 32578

Mr. J.I. Palmer, Jr.
Regional Administrator
U.S. Environmental Protection Agency
Region IV
Sam Nunn Atlanta Federal Center
61 Forsyth St, SW
Atlanta, GA 30303

Mr. Coy Yates
Superintendent, Walton County Schools
Tivoli Administrative Comple
145 Park Street, Suite 3
DeFuniak Springs, FL 32435

Honorable Randall Wise
Mayor, City of Niceville
208 North Partin Drive
Niceville, FL 32578

Mr. LeI Czeck
Executive Director
West Florida Regional Planning Council
P.O. Box 9759
Pensacola, FL 32513-9759

Appendix B

Public Involvement

Okaloosa Gas District
20 NE Hughes Street
Fort Walton Beach, FL 32548

Honorable Gary Combs
Mayor, City of Shalimar
Shalimar Town Hall
#2 Cherokee Road
Shalimar, FL 32579

Ms. Dottie Reeder
President
Florida League of Cities
301 S. Bronough St, Ste 300
Tallahassee, FL 32301

Mr. Michael Ryan
Managing Editor
Pensacola News Journal
P.O. Box 12710
Pensacola, FL 32591

Mr. Tom Burns
Shalimar Town Manager
Shalimar Town Hall
#2 Cherokee Road
Shalimar, FL 32579

Ms. Gail Carmody
Project Leader
U.S. Fish and Wildlife Service
1601 Balboa Avenue
Panama City, FL 32405

Mr. Colin Lipnicky
Managing Editor
Northwest Florida Daily News
200 Racetrack Road
Fort Walton Beach, FL 32547

Ms. Patricia Gould
Ft. Walton Beach Public Library
185 Miracle Strip Parkway SE
Fort Walton Beach, FL 32548

Mr. Larry Corbin
City Manager
208 North Partin Drive
Niceville, FL 32578

Ms. Terry A. Joseph
Director of Comprehensive Planning
West Florida Regional Planning Council
P.O. Box 9759
Pensacola, FL 32513-9759

Ms. Pamela Tedesco
President
Walton County Chamber of
Commerce
63 South Centre Trail
Santa Rosa Beach, FL 32459

Mr. Dan Doucet
City Manager
208 North Partin Drive
Niceville, FL 32578

Mr. Edward Prescott
District 3 Secretary
Florida Department of Transportation
Highway 90 East
Chipley, FL 32428-0607

Mr. John Doyen
District Manager
Waste Management Inc of Florida
and Fort Walton Beach
108 Hill Avenue
Fort Walton Beach, FL 32548

Emergency Management Planner
Okaloosa County Department of Emergency
Services
1804 Lewis Turner Boulevard
Fort Walton Beach, FL 32547

Appendix B

Public Involvement

Ms. Danielle Slaterpryce
Director
Okaloosa County Public Works'
Department
1759 South Ferdon Boulevard
Crestview, FL 32536

Mr. Jim Littrell
Okaloosa County Department of
Water and Sewer
1804 Lewis Turner Boulevard
Fort Walton Beach, FL

Mr. Sam Hamilton
Regional Director
U.S. Fish and Wildlife Service
SE Region
1875 Century Blvd, Suite 400
Atlanta, GA 30345

GOVERNMENT CORRESPONDENCE



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 96TH AIR BASE WING (AFMC)
EGLIN AIR FORCE BASE FLORIDA

01 FEB 2005

Mr. Stephen M. Seiber
Chief, Eglin Natural Resources
501 DeLeon Street, Suite 101
Eglin AFB FL 32542-5133

Ms. Janet Mizzi
U.S. Fish and Wildlife Service
1601 Balboa Avenue
Panama City FL 32405

Dear Ms. Mizzi

Natural Resources personnel at Eglin Air Force Base, Florida have made a No-Effect determination for the Military Family Housing (MFH) Demolition, Construction, Renovation and Leasing (DCR&L) Program, otherwise known as MFH Privatization, at Eglin, and Hurlburt Field Florida. The on-site evaluations, conducted by biologists from Eglin's Natural Resources office on 4 Sep 03, 12 Mar and 19 Mar 04, addressed the public's and U.S. Fish and Wildlife Service's (USFWS) concerns regarding possible effects to Threatened and Endangered (T&E) species. Eglin's No-Effect determination is based on the findings of these evaluations, which concluded that the sites have no T&E species present, no known habitat that is essential to the species and no GIS data indicating T&E species are known from the area.

The proposed action is for the Air Force, through privatization, to initially convey 2,739 housing units distributed among several parcels of land (including infrastructure and utilities) located on Eglin and Hurlburt Field to a private real estate development and property management company (Figure 2). Of the 2,739 units, the Air Force proposes that the contractor would demolish a minimum of 2,594 existing dwellings through a phased approach, renovate two units in place, accept the Air Force's conveyance of 138 existing units "as is," and return five historic units to the Air Force for adaptive reuse. Using the same phased approach, the Air Force proposes that the private developer would construct 2,015 new units, for a total of 2,155 units owned and operated by a private developer on behalf of Eglin's and Hurlburt Field's military families.

Eglin has completed a Draft Environmental Impact Statement (EIS) for the MFH Privatization, at Eglin and Hurlburt Field. Eglin's and Hurlburt Field's Preferred Alternative (Alternative 5) would involve the demolition of the four units within the Camp Pinchot Historic District and the construction of units at Camp Pinchot Expansion (approximately 220 acres) and Eglin Main Base (which includes the approximately 680-acre Old Plew/New Plew Expansion area and the approximately 280-acre Wherry/Capehart Area). Under the proposed action, 2,594 units would be demolished. Table 1 shows the number of units that could potentially be constructed at the area under the proposed action for three, four and six units per acre given the units that would be constructed at the Soundside Manor location under the same unit densities.

Table 1. Number of Units Potentially Constructed at the Camp Pinchot Expansion Area and Eglin Main Base Under Alternative 5

Location	Available Construction Acreage	Max # Units		
		3/Acre	4/Acre	6/Acre
Soundside Manor	30	90	120	180
Camp Pinchot Expansion	220	660	880	1,320
Eglin Main Base*	960	1,265	1,015	515
Total		2,015		

* Includes 280-acre Wherry/Capehart location and 680-acre Old Plew/New Plew Expansion location

The potential for adverse impacts to wildlife, threatened and endangered species or sensitive habitats is expected to be minimal or have no effect. Alternative 5, the Camp Pinchot Expansion Area, would involve the conversion of approximately 245 acres of Sandhills habitat to a Landscaped/Urban ecological association. This number represents less than one-percent of each of Eglin's total acreage for the respective ecological associations (U.S. Air Force, 2003).

The proposed area has been surveyed for Flatwoods salamanders. No salamanders have been found. The area is not suitable habitat for Flatwoods salamanders. Due to lack of suitable habitat (for example no old growth long-leaf pine trees), mitigations provided below, and no documented sightings of T&E species, no impacts to Red-cockaded Woodpeckers (RCWs), eastern indigo snakes, or gopher tortoises are expected.

The following mitigations would be required for all project activities to minimize impacts to biological resources:

- Sensitive species surveys will be completed prior to project initiation.
- Any gopher tortoises or indigo snakes found would be relocated to another area on Eglin.
- Project personnel would be provided a description of the eastern indigo snake, its habitat and protection under federal law, and would receive instructions not to injure, harm or kill this species.
- Should an indigo snake be sighted, project personnel would be directed to cease any activities and allow the eastern indigo snake sufficient time to move away from the site on its own before resuming such activities.
- To the extent possible, gopher tortoise burrows will be avoided.
- No construction in wetlands or floodplains would occur under any alternative and a 50-foot buffer would be maintained around all wetland areas.

Implementation of the following Best Management Practices (BMPs) at all development locations would further minimize any potential impacts to biological resources:


- Natural Resource areas, within the construction locations, would be maintained to the extent practicable to allow foraging habitat for native species.
- In order to minimize the attraction of bears to the area, residents would be educated on containing their household wastes in such a manner as to not attract bears.

Eglin Natural Resources has reviewed the DCR&L Program and the proposed action in the Draft MFH EIS for the MFH Privatization, at Eglin and Hurlburt Field. Our biologists indicate there is no potential for direct or indirect effects from the proposed action on protected species.

The USFWS will be notified immediately if any of the actions considered in this No-Effect determination are modified or if additional information on listed species becomes available, as a re-initiation of consultation may be required. If impacts to listed species occur beyond what has been considered in this assessment, all operations will cease and the USFWS will be notified. Any modifications or conditions resulting from consultation with the USFWS will be implemented prior to commencement of activities. Eglin Natural Resources believes this fulfills all requirements of section 7 of the Endangered Species Act and no further action is necessary.

Eglin Natural Resources made a No-Effect determination concerning the MFH DCR&L Program, otherwise known as MFH Privatization, at Eglin and Hurlburt Field. If you require more information or a copy of the EIS, please feel free to contact Bob Miller at (850) 883-1153 or myself at (850) 882-8391.

Sincerely



STEPHEN M. SEIBER, GS-13

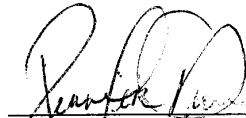
2 Attachments:


1. Figure 1
2. Figure 2

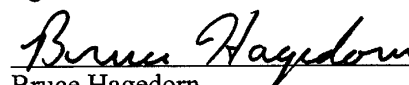
cc: 96CEV/CEVSP

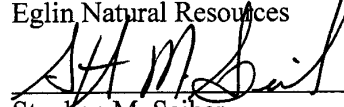
REFERENCES:

U.S. Air Force, 2003. *Integrated Natural Resources Management Plan*, Eglin AFB, FL 2002-2006, May 2003.

NO EFFECT DETERMINATION REGARDING**IMPACTS TO FEDERALLY LISTED SPECIES
RESULTING FROM****DEMOLITION, CONSTRUCTION, RENOVATION, AND LEASING (DCR&L) PROGRAM
MFH PRIVATIZATION, AT EAFB, FLORIDA AND HURLBURT FIELD (HFLD), FLORIDA.****Prepared by:**

Jennifer Poirier
Environmental Scientist
SAIC
Eglin Natural Resources1/31/05
Date**Reviewed by:**

Bob Miller
Endangered Species Biologist
Eglin Natural Resources1/31/05
Date

Bruce Hagedorn
Supervisory Wildlife Biologist
Eglin Natural Resources2/1/05
Date

Stephen M. Seiber
Chief, Eglin Natural Resources2/1/05
Date**USFWS Concurrence:**_____
Project Leader
U.S. Fish and Wildlife Service
Panama City FL_____
Date

FWS Log No. _____

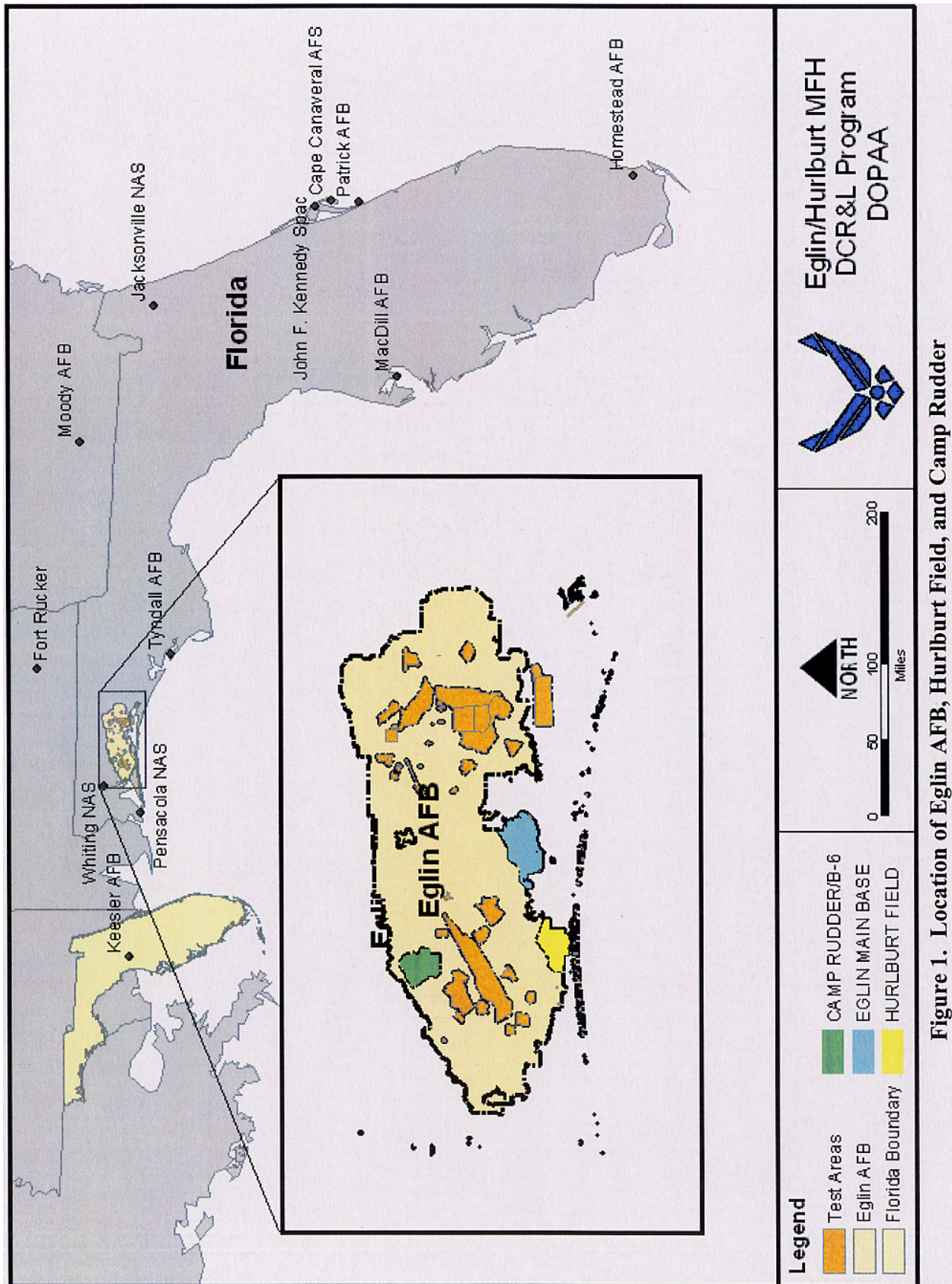


Figure 1. Location of Eglin AFB, Hurlburt Field, and Camp Rudder

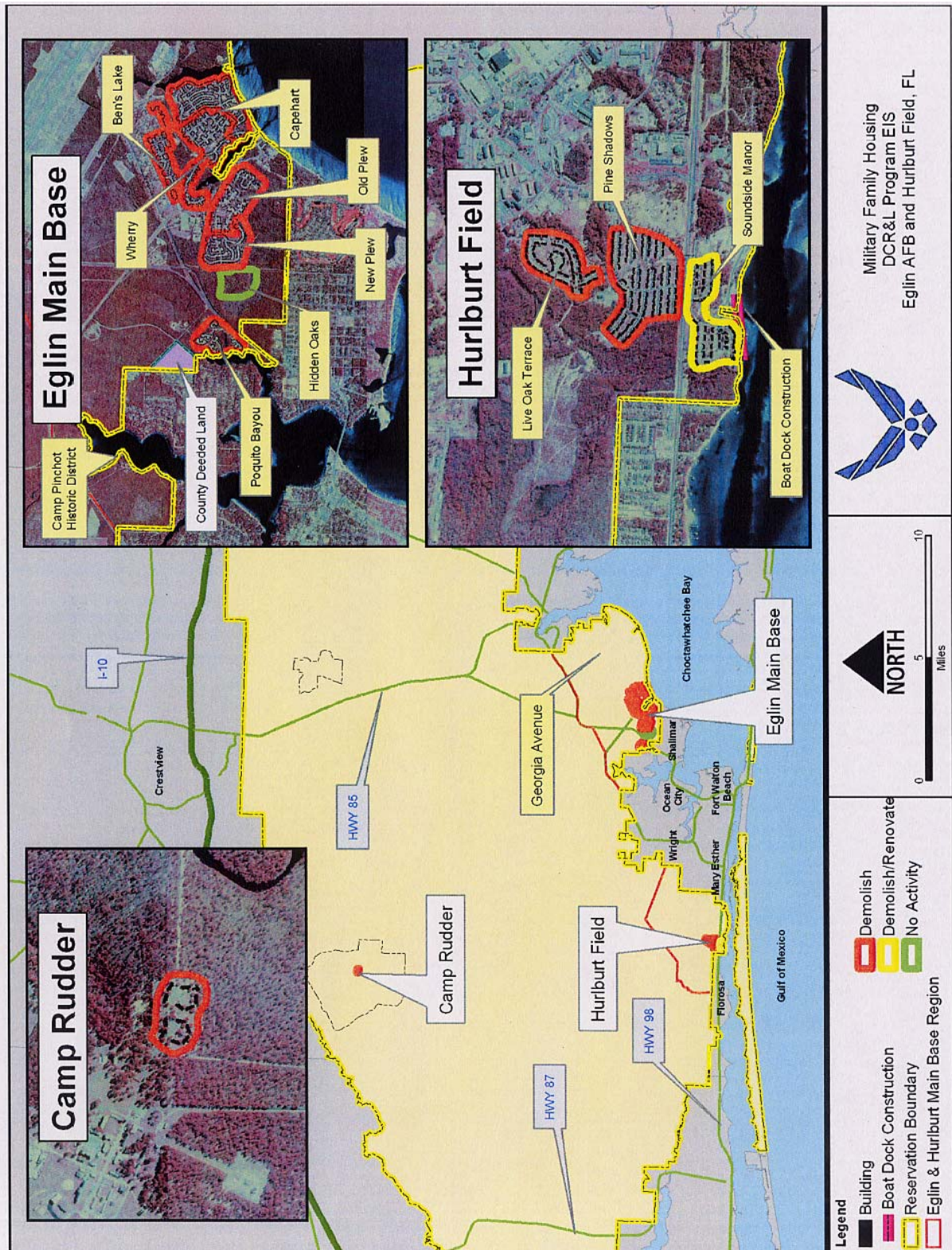


Figure 2. Proposed Action Project Activities



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 96TH AIR BASE WING (AFMC)
EGLIN AIR FORCE BASE FLORIDA

9 Jul 04

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MEMORANDUM FOR 96 CG/SCXIQAC


FROM: 96 ABW/EM (882-4437)

SUBJECT: FEDEX Overnight Service

1. FedEx overnight service is required to meet mission requirements. Package does not contain classified material.

2. SHIP TO:

Don Klima
Director, Advisory Council on Historic Preservation
Old Post Office Building
1100 Pennsylvania Ave NW, Room 809
Washington DC 20004-2604
(202) 606-8503


DEBRA A. KELLEY
Admin Asst



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 96TH AIR BASE WING (AFMC)
EGLIN AIR FORCE BASE FLORIDA

08 JUL 2004

96 ABW/EM
501 DeLeon St, Ste 101
Eglin AFB FL 32542-5101

Mr. Don Klima
Director, Advisory Council on Historic Preservation
(Eastern Office of Review)
Old Post Office Building
1100 Pennsylvania Ave NW, Room 809
Washington DC 20004-2604

Dear Mr. Klima

The United States Air Force is considering various alternatives for implementation of the Military Family Housing (MFH) Demolition, Construction, Renovation, and Leasing Program, otherwise known as MFH Privatization, at Eglin Air Force Base (Eglin) and Hurlburt Field, Florida. Details of the various alternatives are included with this letter at atch 1. This action constitutes an "undertaking" as defined in 36 CFR §800.16(y). As required by Section 106 of the National Historic Preservation Act, and in accordance with 36 CFR §800.6 and Section 8 of the "Programmatic Agreement Between the Air Armament Center, Eglin Air Force Base, the Advisory Council on Historic Preservation and the Florida State Historic Preservation Officer regarding the Preservation and Protection of Historical and Archaeological Resources Located at Eglin Air Force Base, Florida" (signed by the ACHP Executive Director February 14, 2003), this letter serves as notification of a proposed finding of adverse effect with regard to the undertaking.

The area of potential effect (APE) for the overall MFH privatization project is defined by the demolition and construction footprints depicted in the maps contained in atch 1. The APE also includes any historic properties outside the construction zones that could potentially be affected by the presence of new housing developments subsequent to construction. Professional archaeological surveys are currently underway in portions of the APE not previously subjected to such investigations. That work is well underway and a management summary describing field methods and preliminary results is due to this office on 1 Sep 04. The management summary will identify all potential historic properties within the APE and will define the horizontal and vertical (i.e., subsurface) boundaries of each. A preliminary recommendation of National Register of Historic Places (National Register) eligibility will also be included in the management summary, although further analysis in the lab will likely be required before an unequivocal determination is made for some sites.

The phasing of effect determinations, pursuant to 36 CFR §800.5(a)(3), will allow us to begin negotiations with the Florida SHPO and other parties to resolve known adverse effects while continuing work to identify unknown resources. In complying with the National Environmental Policy Act (NEPA), we are preparing a draft Environmental Impact Statement (EIS) that evaluates the environmental impacts of the various MFH privatization alternatives. It is our intention to negotiate and implement a Memorandum of Agreement (MOA) with the SHPO to resolve adverse effects prior to the signing of the EIS record of decision in April 2005.

We are working with the SHPO to identify other parties we may consider inviting to participate in the consultation process, including American Indian tribes. We plan to use procedures for public involvement under NEPA in addition to public involvement requirements under 36 CFR §800.2(d)(3) to ensure that the public has an adequate opportunity to comment on the proposed undertaking.

Under the preferred alternative for MFH privatization Eglin proposes to demolish 8OK1703, the Camp Pinchot Historic District. In 1998 the Air Force formally nominated Camp Pinchot to the National Register. It is significant under Criterion A at the national level in the areas of conservation and military. The contributing buildings comprising the district are significant due to their association with the establishment and management of the Choctawhatchee National Forest, the first forest in the southeastern United States to earn that designation following the creation of a national forest system by Theodore Roosevelt. Transferred from the jurisdiction of the U.S. Forest Service to the War Department in 1940, the buildings were used as military housing. Beginning in 1950, and continuing until the present day, Camp Pinchot has been the residence of the installation commander and other high-ranking officers.

Underlying the Camp Pinchot District, and occupying approximately the same space (atch 2), is 8OK871, the Camp Pinchot archaeological site. This site was recommended as eligible for listing in the National Register under Criterion D on the basis of the occurrence of metal concentrations that represent razed structures and cultural features associated with the Forest Service occupation of the site. Some of these features appear to be related to extant structures on the site, and may represent midden deposits or trash pits. In addition to the historic component of the site, a prehistoric component is also present. The prehistoric assemblage suggests a Late Deptford (early Woodland) component and may represent several temporary camps. The Florida SHPO concurred with our eligibility determination in Nov 00 (atch 3).

We have applied the criteria of adverse effect per 36 CFR §800.5(a)(1-2) and concluded that the proposed demolition of Camp Pinchot constitutes an adverse effect to the historic district as well as the associated archaeological site. The APE for the demolition is the currently defined boundary of archaeological site 8OK871, which incorporates the footprints of all the Camp Pinchot structures proposed for demolition (refer to atch 2). In order to mitigate the effects of the proposed undertaking, we propose to conduct, in consultation with the SHPO (and any other identified consulting parties), HABS Level I recordation of the standing structures in conjunction with archaeological data recovery excavations.

If we can provide any further information or answer any questions, please contact Mr. Mark Stanley, at (850) 882-8459.

Sincerely



TRACEY A. WALKER, Lt Col, USAF
Act'g Dir, Environmental Management

Attachments:

1. Description of the Undertaking (**Description of Proposed Action and Alternatives from the draft MFH Privatization EIS**)
2. Location map of Camp Pinchot and associated archaeological site
3. SHPO concurrence letter on eligibility of 8OK871

cc w/o attachments:
Mr. Frederick Gaske



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 96TH AIR BASE WING (AFMC)
EGLIN AIR FORCE BASE FLORIDA

96 ABW/CC
401 W Van Matre Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Florida Trust for Historic Preservation
Attn: Kathleen Slesnick Kauffman, Executive Director
P.O. Box 11206
Tallahassee FL 32302

Dear Ms. Kauffman

The United States Air Force is considering various alternatives for implementation of the Military Family Housing (MFH) Demolition, Construction, Renovation and Leasing Program, otherwise known as MFH Privatization, at Eglin Air Force Base and Hurlburt Field, Florida. Details of the various alternatives are included with this letter as attachment 1. As required by Section 106 of the National Historic Preservation Act and in accordance with 36 CFR §800.2(d)(2), we are providing information about the undertaking and its potential effects on historic properties and request your comments and input.

The area of potential effect (APE) for the overall MFH Privatization project is defined by the demolition and construction footprints depicted in the maps provided in attachment 1. The APE also includes any historic properties outside the construction zones where there is a potential for effect as a result of the presence of new housing developments subsequent to construction.

Under the preferred alternative for MFH Privatization, Eglin proposes to demolish 8OK1703, the Camp Pinchot Historic District. In 1998, the Air Force formally nominated Camp Pinchot to the National Register of Historic Places (NRHP). It is significant under Criterion A at the national level in the areas of conservation and military. The contributing buildings comprising the district are significant due to their association with the establishment and management of the Choctawhatchee National Forest, the first forest in the southeastern United States to earn that designation following the creation of the U.S. Forest Service by Theodore Roosevelt in 1905. The buildings were transferred from the jurisdiction of the U.S. Forest Service to the War Department in 1940, at which time they were used as military housing. From 1950 to present, Camp Pinchot has served as the installation commander's residence and for other high-ranking officers.

We have applied the criteria of adverse effect per 36 CFR §800.5(a)(1-2) and concluded that the proposed demolition of Camp Pinchot constitutes an adverse effect to this historic

property as well as a NRHP-Eligible archaeological site, 8OK871, which occupies approximately the same space as the historic district. The APE for the demolition is the currently defined boundary of archaeological site 8OK871, which incorporates the footprints of all the Camp Pinchot structures proposed for demolition (attachment 2).

Site 8OK871 is a multi-component site that contains both historic and prehistoric features. The prehistoric component of 8OK871 is concentrated along the shoreline of Garnier Bayou, with little or no expression further into the interior where remains associated with the historic component are abundant. The historic component is comprised of a number of archaeological features representing the locations of previous structures and dumping episodes dating to the U.S. Forest Service period.

We have not yet determined whether other NRHP-Eligible archaeological sites will be affected by the proposed undertaking. An archaeological survey of the APE is underway that will help us make that determination not later than October/November 2004.

If you would like to provide input on the effects of the proposed undertaking on historic properties, please address your comments to Ms. Maria Rodriguez, Base Historic Preservation Officer, 96 ABW/EMH, 501 DeLeon Street, Suite 101, Eglin AFB FL 32542-5101 or by phone at (850) 882-8454.

The impacts of the MFH Privatization alternatives are being evaluated in an Environmental Impact Statement (EIS). Due to our schedule it is important that we hear from you before 6 September 2004 for consideration in preparation of the EIS; however, please rest assured that your comments will be considered in the decision-making process even if they are received after that date.

Sincerely


EDMOND B. KEITH, Col, USAF
Commander

Attachments:

1. Description of the Undertaking
2. Map of Historic District and Archaeological Site



United States
Department of
Agriculture

Forest
Service

National Forests in
Florida

325 John Knox Road
Suite F-100
Tallahassee, Florida 32303
(850)523-8500
(850)523-8543 FAX

File Code: 2360

Date: JUL 12 2004

Julia Cantrell
NEPA Project Manager
HQ AFCEE/ISM
3300 Sydney Brooks Road
Brooks City-Base, TX 78235-5112

Dear Ms. Cantrell:

The National Forests in Florida have just recently learned of the proposed military housing demolition, construction, renovation and leasing program at Eglin Air Force Base, Florida. Due to our past management responsibility, we request to be added to the NEPA scoping list for Eglin AFB. From its inception, Eglin AFB has had close multi-faceted ties with the National Forests in Florida. As you are aware, the lands now comprising Eglin AFB were once the Choctawhatchee National Forest, established 1908, the first National Forest lands in Florida as well as some of the earliest in the eastern United States. We have a shared history.

We are very interested in your proposal to demolish Camp Pinchot, the earliest Forest Service administrative complex in Florida and one of the earliest in the eastern United States of America. As the first National Forests in Florida headquarters, Camp Pinchot was the summer home of our first Forest Supervisor, Inman "Cap" Eldredge. Appropriate to its prestige and status, it later became home to Eglin AFB generals.

Although your website indicates that the public scoping period ended March 23, 2004, we are grateful that you have agreed to accept our comments after this date because our agency is anxious to provide our input. We understand fully the need for convenient, affordable and quality housing for military personnel at Eglin AFB. However, we are interested in the preferred alternative that proposes demolition of structures at Camp Pinchot.

As a result of your proposal, we have researched the Florida Site File records for Camp Pinchot and discovered it was listed on the National Register of Historic Places as a Historic District in 1998 (8 Ok 1703) with 10 contributing structures having construction dates from 1910 to 1920. These structures are well maintained having survived over 80 to 90 years of beachfront weather, occasional hurricanes, and change of management.

Our research at the Florida Site File also indicates the presence of a prehistoric archeological site underlying Camp Pinchot with at least Deptford and Swift Creek components. We would like to share with you that through our NEPA and NHPA scoping, eleven federally recognized Tribes have indicated a desire to consult with federal land managing agencies for lands now comprising Eglin AFB. We are enclosing a list of those eleven Tribes for your information.



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We would like to express our gratitude to Mike Spaits of Eglin AFB Environmental Management Public Affairs who has kindly offered to make arrangements for a site visit to Camp Pinchot by our staff and other interested parties. Following our site visit, there may be additional comments or alternatives we may want to provide. We look forward to learning more about your proposed activities regarding the future of Camp Pinchot.

Sincerely,


MARSHA KEARNEY
Forest Supervisor

Enclosure

National Forests in Florida Tribal contacts as of 07/13/2004

Chairpersons or Chiefs of Tribes:

Tarpie Yargee, Chief
Alabama-Quassarte Tribal Town
P. O. Box 187
Wetumka, Oklahoma 74883

Bill Anoatubby, Governor
Chickasaw Nation
P.O. Box 1548
Ada, Oklahoma 74821-1548

Gregory E. Pyle, Chief
Choctaw Nation of Oklahoma
Drawer 1210
Durant, Oklahoma 74702

Christine Norris, Chief
Jena Band of Choctaw Indians
P.O. Box 14
Jena, Louisiana 71342

Lowell Wesley, Mekko
Kialegee Tribal Town of the Muscogee (Creek) Nation
Post Office Box 332
108 North Main Street
Wetumka, Oklahoma 74883

*Billy Cypress, Chairman
Miccosukee Tribe
P.O. Box 440021
Miami, Florida 33144

*Do not send any material dealing with cultural resources, archeology or human remains to Chairman Cypress. This info is considered culturally sensitive and is to go directly to the Tribal Historic Preservation Officer.

Philip Martin, Chief
Mississippi Band of Choctaw Indians
Choctaw Station
P.O. Box 6010
Choctaw, Mississippi 39350

A. D. Ellis, Principal Chief
Muscogee (Creek) Nation
P.O. Box 580
Okmulgee, Oklahoma 74447

Eddie Tullis, Chairman
Poarch Band of Creek Indians
5811 Jack Springs Road
Atmore, Alabama 36502

Kenneth Chambers, Chief
Seminole Nation of Oklahoma
P.O. Box 1768
Seminole, Oklahoma 74868

Mitchell Cypress, Chairman
Seminole Tribe of Florida
6300 Stirling Road
Hollywood, Florida 33024

Tribal Historic Preservation Officers or Cultural Preservation Officers of Tribes:

Augustine Asbury
Cultural Preservation Specialist
Alabama-Quassarte Tribal Town
P.O. Box 187
Wetumka, Oklahoma 74883

Rena Duncan
Tribal Historic Preservation Office
Chickasaw Nation of Oklahoma
P.O. Box 1548
Ada, Oklahoma 74821

Mr. Terry Cole
Tribal Historic Preservation Officer
Choctaw Nation of Oklahoma
P.O. Drawer 1210
Durant, Oklahoma 74702

Christine Norris
Tribal Historic Preservation Officer
Jena Band of Choctaw
P.O. Drawer 14
Jena, Louisiana 71342

Note: Christine is both Chief and THPO

Josephine Anderson
Kialegee Tribal Town of the Muscogee (Creek) Nation
Post Office Box 332
108 North Main Street
Wetumka, Oklahoma 74883

Steve Terry
Miccosukee Tribe of Indians of Florida
P.O. Box 440021
Tamiami Station
Miami, Florida 33144

Mr. Kenneth H. Carleton
Tribal Historic Preservation Officer
Mississippi Band of Choctaw Indians
P.O. Box 6257
Choctaw, Mississippi 39350

Joyce Bear, Cultural Preservation Officer
Muscogee (Creek) Nation
P. O. Box 580
Okmulgee, Oklahoma 74447

Gayle Thrower
Poarch Creek Tribe of Alabama
5811 Jack Springs Road
Atmore, Alabama 36502

Emman Spain
Seminole Nation of Oklahoma
Historic Preservation Office
P.O. Box 1498
Wewoka, Oklahoma 74884

Mr. Willard Steele
Deputy Tribal Historic Preservation Officer
Seminole Tribe of Florida
Ah-tah-thi-ki Museum
HC-61, Box 21-A
Clewiston, Florida 33440



how to

MEMORANDUM FOR 96 CG/SCXIQAC

FROM: 96 ABW/EM (882-4437)

SUBJECT: FEDEX Overnight Service

1. FedEx overnight service is required to meet mission requirements. Package does not contain classified material.

2. SHIP TO:

Fred Gaske
Director, Division of Historical Resources
Department of State
ATTN: Review and Compliance Section
R.A. Gray Building
500 South Bronough Street
Tallahassee FL 32399-0250

DEBRA A. KELLEY
Admin Asst



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 96TH AIR BASE WING (AFMC)
EGLIN AIR FORCE BASE FLORIDA

08 JUL 2004

96 ABW/EM
501 DeLeon St., Suite 101
Eglin AFB, FL 32542-5101

Mr. Frederick Gaske
Director, Division of Historical Resources
Department of State
ATTN: Review and Compliance Section
R.A. Gray Bldg
500 South Bronough St
Tallahassee FL 32399-0250

RE: DHR Project File Number: 2004-1485

Dear Mr. Gaske

The United States Air Force is considering various alternatives for implementation of the Military Family Housing (MFH) Demolition, Construction, Renovation, and Leasing Program, otherwise known as MFH Privatization, at Eglin Air Force Base (Eglin) and Hurlburt Field, Florida. Details of the various alternatives are included with this letter at atch 1. As required by Section 106 of the National Historic Preservation Act, and in accordance with 36 CFR §800 and paragraph 8 of the "Programmatic Agreement Between the Air Armament Center, Eglin Air Force Base, the Advisory Council on Historic Preservation and the Florida State Historic Preservation Officer regarding the Preservation and Protection of Historical and Archaeological Resources located at Eglin Air Force Base, Florida," we are requesting your review and comments regarding this undertaking.

The area of potential effect (APE) for the overall MFH privatization project is defined by the demolition and construction footprints depicted in the maps contained in atch 1. The APE also includes any historic properties outside the construction zones that could potentially be affected by the presence of new housing developments subsequent to construction.

Under the preferred alternative for MFH privatization Eglin proposes to demolish 8OK1703, the Camp Pinchot Historic District. In 1998 the Air Force formally nominated Camp Pinchot to the National Register of Historic Places (National Register). It is significant under Criterion A at the national level in the areas of conservation and military. The contributing buildings comprising the district are significant due to their association with the establishment and management of the Choctawhatchee National Forest, the first forest in the southeastern United States to earn that designation following the creation of a national forest system by

Theodore Roosevelt. Transferred from the jurisdiction of the U.S. Forest Service to the War Department in 1940, the buildings were used as military housing. Beginning in 1950, and continuing until the present day, Camp Pinchot has been the residence of the base commander and other high-ranking officers.


We have applied the criteria of adverse effect per 36 CFR §800.5(a)(1-2) and concluded that the proposed demolition of Camp Pinchot constitutes an adverse effect to this historic property as well as a National Register-eligible archaeological site, 8OK871, which occupies approximately the same space as the historic district. The APE for the demolition is the currently defined boundary of archaeological site 8OK871, which incorporates the footprints of all the Camp Pinchot structures proposed for demolition (atch 2). We are respectfully requesting your concurrence on our adverse effect finding, consultation to resolve the adverse effects, and your assistance in identifying potential consulting parties we may consider inviting to participate in the consultation process.

In a letter from your office dated 9 Mar 04 you recommended that professional archaeological surveys be conducted in portions the APE not yet subjected to such investigations. That work is well underway and a management summary describing field methods and preliminary results summarized in a memorandum are due to be delivered to this office on 1 Sep 04. The management summary will identify all archaeological sites within the APE and will define their horizontal and vertical (i.e., subsurface) boundaries. A determination of eligibility recommendation will also be included in the management summary, although further analysis in the lab will likely be required before an unequivocal determination is made for some sites. We will provide a copy of that summary to you the first week of September.

In complying with the National Environmental Policy Act (NEPA), we are preparing a draft Environmental Impact Statement (EIS) to evaluate the environmental impacts of the various MFH privatization alternatives. During the scoping period (Jan - Mar 04), your office was notified through the Florida State Clearinghouse of our MFH privatization proposal. We received a consolidated list of comments from several Florida state agencies including the Florida SHPO in Mar 04. We will forward a copy of the draft EIS to your office for your review and comment in Sep/Oct 04. We will include your comments received as part of consultation in the draft and final EIS.

We plan to use procedures for public involvement under NEPA (per 36 CFR §800.8) in addition to public involvement requirements under 36 CFR §800.2(d)(3) to ensure that the public has an adequate opportunity to comment on the proposed undertaking. Additionally we will contact culturally affiliated American Indian tribes and other interested parties for comment.

We look forward to discussing this matter with you further and working out mutually acceptable mitigation measures to resolve the adverse effects to these historic properties. Our point of contact for this matter is Mr. Mark Stanley, 96 ABW/EMH. Mr. Stanley can be reached by telephone at (850) 882-8459.



TRACEY A. WALKER, Lt Col, USAF
Act'g Dir, Environmental Management

Attachments:

1. Description of the Undertaking (**Description of Proposed Action and Alternatives from the draft MFH Privatization EIS**)
2. Map of historic district and archaeological site



23 July 2004

Ms Julia A. Cantrell
 HQ AFCEE/ISM
 330 Sydney Brooks Road
 Brooks City Base, Texas 78235-5112

Re: Eglin AFB and Hurlburt Field Housing Privatization

Dear Julia:

On behalf of the National Trust for Historic Preservation, I am writing to express our concern about the proposed Eglin AFB and Hurlburt Field Housing Privatization. On July 15, 2004, Roy Hunt, Florida Advisor to the National Trust, and I made a site visit to Eglin AFB to view sites associated with the housing privatization effort. We are particularly concerned about the potential adverse effects on historic resources of Camp Pinchot.

We understand that consultation has been initiated under Section 106 of the National Historic Preservation Act (NHPA) for the project. The National Trust would like to participate actively in the review process, as a "consulting party" under Section 106 of the NHPA, pursuant to 36 C.F.R. § 800.2(c)(6). The National Trust is a private nonprofit organization chartered by Congress in 1949 to promote public participation in the preservation of our nation's heritage, and to further the historic preservation policy of the United States. See 16 U.S.C. § 468. With the strong support of our 250,000 members, including over 8,300 members in Florida alone, the National Trust works to protect significant historic sites and to advocate historic preservation as a fundamental value in programs and policies at all levels of government. The National Trust has seven regional offices around the country, including our Southern Office, which is specifically responsive to preservation concerns in Florida.

The National Trust has also been designated by Congress as a member of the federal Advisory Council on Historic Preservation which gives the Trust a unique place in the Section 106 process. 16 U.S.C. § 470i(a)(8). We have participated actively over

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Julia A. Cantrell
July 23, 2004
Page 2

the years as a consulting party in a wide variety of Section 106 reviews with many different federal agencies. Because of the National Trust's experience in the Section 106 process, we believe we can provide a valuable perspective as a consulting party in helping to resolve the issues raised under Section 106.

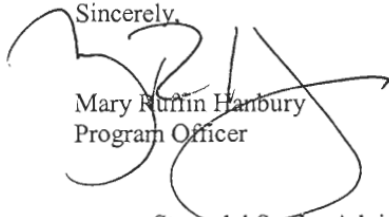
Please include the National Trust in any distribution of public notices of meetings, and for the circulation of any documents for comment. We would appreciate receiving two separate copies of notices at the following addresses:

Mary Ruffin Hanbury
Program Officer, Southern Office
National Trust for Historic Preservation
456 King Street
Charleston, South Carolina
(843) 722-8552

Elizabeth Merritt
Deputy General Counsel
National Trust for Historic Preservation
1785 Massachusetts Avenue, NW
Washington, DC 20036
(202) 588-6026

We look forward to working with you as the Section 106 review process moves forward, and we appreciate your consideration of the important historic preservation issues in this matter.

Sincerely,



Mary Ruffin Hanbury
Program Officer

cc: Steve del Sordo, Advisory Council
Fred Gaske, Florida SHPO
Elizabeth Merrit, Esq., National Trust
E. L. Roy Hunt, National Trust Advisor
Kathleen Kauffman, Florida Trust
Mark Stanley, Eglin AFB



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 96TH AIR BASE WING (AFMC)
EGLIN AIR FORCE BASE FLORIDA

96 ABW/CC
401 W Van Matre, Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Billy Cypress
Tribal Chairman
Miccosukee Tribe of Indians of Florida
P.O. Box 440021
Miami FL 33144

Dear Chairman Cypress

The United States Air Force is considering various alternatives for implementation of the Military Family Housing (MFH) Demolition, Construction, Renovation and Leasing Program, otherwise known as MFH Privatization, at Eglin Air Force Base and Hurlburt Field, Florida. Details of the various alternatives are included with this letter as attachment 1. The Miccosukee Tribe of Indians of Florida has been identified as possibly having an interest in such actions that occur on Eglin. Therefore, in accordance with the National Historic Preservation Act, we are hereby providing information about the undertaking and its potential effects on historic properties and seeking your comments and input.

The area of potential effect (APE) for the overall MFH Privatization project is defined by the demolition and construction footprints depicted in the maps contained in attachment 1. The APE also includes any historic properties outside the construction zones where there is a potential for effect as a result of the presence of new housing developments subsequent to construction.

Under the preferred alternative for MFH Privatization, Eglin proposes to demolish 8OK1703, the Camp Pinchot Historic District. In 1998, the Air Force formally nominated Camp Pinchot to the National Register of Historic Places (NRHP). It is significant under Criterion A at the national level in the areas of conservation and military. The contributing buildings comprising the district are significant due to their association with the establishment and management of the Choctawhatchee National Forest, the first forest in the southeastern United States to earn that designation following the creation of the U.S. Forest Service by Theodore Roosevelt in 1905. The buildings were transferred from the jurisdiction of the U.S. Forest Service to the War Department in 1940, at which time they were used as military housing. From 1950 to the present, Camp Pinchot has served as the installation commander's residence and for other high-ranking officers.

We have applied the criteria of adverse effect per 36 CFR §800.5(a)(1-2) and concluded that the proposed demolition of Camp Pinchot constitutes an adverse effect to this historic property as well as a NRHP-Eligible archaeological site, 8OK871, which occupies

approximately the same space as the historic district. The area of potential effect (APE) for the demolition is the currently defined boundary of archaeological site 8OK871, which incorporates the footprints of all the Camp Pinchot structures proposed for demolition (attachment 2).

Site 8OK871 is a multi-component site that contains both historic and prehistoric features. The prehistoric component of 8OK871 is concentrated along the shoreline of Garnier Bayou, with little to no expression further into the interior where deposits associated with the historic component are abundant. The historic component is comprised of a number of archaeological features representing the locations of previous structures and dumping episodes dating to the U.S. Forest Service period.

The prehistoric deposits have evidence of Gulf Formational Elliotts Point Complex, Late Deptford Okaloosa phase, Santa Rosa/Swift Creek and Weeden Island remains. Thus, prehistoric use of this site appears to have occurred over a period of time that may have begun as early as 1000 B.C. to around A.D. 940. The associated remains include ceramic vessel fragments, baked clay objects, stone tools and the by-products of tool manufacture, shell and animal bone. The latter has been identified to date as predominantly fish, with some deer. One pit feature has been identified and is associated with the Deptford component (circa 150 B.C. to A.D. 50).

We have not yet determined whether other NRHP-Eligible archaeological sites will be affected by the proposed undertaking. An archaeological survey of the APE is underway that will help us make that determination not later than October/November 2004.

The impacts of the MFH Privatization alternatives are being evaluated and will be documented in an Environmental Impact Statement (EIS). Due to our schedule it is important that we hear from you before 6 September 2004 for possible incorporation into the EIS; however, rest assured that your comments will be considered in the decision-making process even if they are received after that date.

We welcome your comments on the effects of the proposed undertaking on lands with which the Miccosukee Tribe may be culturally affiliated. Please address comments to Ms. Maria Rodriguez, Base Historic Preservation Officer, 96 ABW/EMH, 501 DeLeon Street, Suite 101, Eglin AFB FL 32542-5101 or by phone at (850) 882-8454.

Sincerely


EDMOND B. KEITH, Col, USAF
Commander

Attachments:

1. Description of the Undertaking
2. Location Map of Historic District and Archaeological Site

cc:

Mr. Steven Terry



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 96TH AIR BASE WING (AFMC)
EGLIN AIR FORCE BASE FLORIDA

96 ABW/CC
401 W Van Matre, Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Ann Tucker
Tribal Government Leader
Muscogee Nation of Florida
6 Lakeshore Drive
Shalimar FL 32579


Dear Ms. Tucker

The United States Air Force is considering various alternatives for implementation of the Military Family Housing (MFH) Demolition, Construction, Renovation and Leasing Program, otherwise known as MFH Privatization, at Eglin Air Force Base and Hurlburt Field, Florida. Details of the various alternatives are included with this letter as attachment 1. The Muscogee Nation of Florida has been identified as possibly having an interest in such actions that occur on Eglin. Therefore, in accordance with the National Historic Preservation Act, we are hereby providing information about the undertaking and its potential effects on historic properties and seeking your comments and input.

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We have not yet determined whether other NRHP-Eligible archaeological sites will be affected by the proposed undertaking. An archaeological survey of the APE is underway that will help us make that determination not later than October/November 2004.

The impacts of the MFH Privatization alternatives are being evaluated and will be documented in an Environmental Impact Statement (EIS). Due to our schedule it is important that we hear from you before 6 September 2004 for possible incorporation into the EIS; however, rest assured that your comments will be considered in the decision-making process even if they are received after that date.

We welcome your comments on the effects of the proposed undertaking on lands with which the Muscogee Nation of Florida may be culturally affiliated. Please address comments to Ms. Maria Rodriguez, Base Historic Preservation Officer, 96 ABW/EMH, 501 DeLeon Street, Suite 101, Eglin AFB FL 32542-5101 or by phone at (850) 882-8454.

Sincerely


EDMOND B. KEITH, Col, USAF
Commander

Attachments:

1. Description of the Undertaking
2. Location Map of Historic District and Archaeological Site



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 96TH AIR BASE WING (AFMC)
EGLIN AIR FORCE BASE FLORIDA

96 ABW/CC
401 W Van Matre, Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Principal Chief A.D. Ellis
Tribal Leader
Muskogee (Creek) Nation of Oklahoma
P.O. Box 580
Okmulgee OK 74447

Dear Chief Ellis

The United States Air Force is considering various alternatives for implementation of the Military Family Housing (MFH) Demolition, Construction, Renovation and Leasing Program, otherwise known as MFH Privatization, at Eglin Air Force Base and Hurlburt Field, Florida. Details of the various alternatives are included with this letter as attachment 1. The Muskogee Nation has been identified as possibly having an interest in such actions that occur on Eglin. Therefore, in accordance with the National Historic Preservation Act, we are hereby providing information about the undertaking and its potential effects on historic properties and seeking your comments and input.

The area of potential effect (APE) for the overall MFH Privatization project is defined by the demolition and construction footprints depicted in the maps contained in attachment 1. The APE also includes any historic properties outside the construction zones where there is a potential for effect as a result of the presence of new housing developments subsequent to construction.

Under the preferred alternative for MFH Privatization, Eglin proposes to demolish 8OK1703, the Camp Pinchot Historic District. In 1998, the Air Force formally nominated Camp Pinchot to the National Register of Historic Places (NRHP). It is significant under Criterion A at the national level in the areas of conservation and military. The contributing buildings comprising the district are significant due to their association with the establishment and management of the Choctawhatchee National Forest, the first forest in the southeastern United States to earn that designation following the creation of the U.S. Forest Service by Theodore Roosevelt in 1905. The buildings were transferred from the jurisdiction of the U.S. Forest Service to the War Department in 1940, at which time they were used as military housing. From 1950 to the present, Camp Pinchot has served as the installation commander's residence and for other high-ranking officers.

We have applied the criteria of adverse effect per 36 CFR §800.5(a)(1-2) and concluded that the proposed demolition of Camp Pinchot constitutes an adverse effect to this historic property as well as a NRHP-Eligible archaeological site, 8OK871, which occupies

approximately the same space as the historic district. The area of potential effect (APE) for the demolition is the currently defined boundary of archaeological site 8OK871, which incorporates the footprints of all the Camp Pinchot structures proposed for demolition (attachment 2).

Site 8OK871 is a multi-component site that contains both historic and prehistoric features. The prehistoric component of 8OK871 is concentrated along the shoreline of Garnier Bayou, with little to no expression further into the interior where deposits associated with the historic component are abundant. The historic component is comprised of a number of archaeological features representing the locations of previous structures and dumping episodes dating to the U.S. Forest Service period.

The prehistoric deposits have evidence of Gulf Formational Elliotts Point Complex, Late Deptford Okaloosa phase, Santa Rosa/Swift Creek and Weeden Island remains. Thus, prehistoric use of this site appears to have occurred over a period of time that may have begun as early as 1000 B.C. to around A.D. 940. The associated remains include ceramic vessel fragments, baked clay objects, stone tools and the by-products of tool manufacture, shell and animal bone. The latter has been identified to date as predominantly fish, with some deer. One pit feature has been identified and is associated with the Deptford component (circa 150 B.C. to A.D. 50).

We have not yet determined whether other NRHP-Eligible archaeological sites will be affected by the proposed undertaking. An archaeological survey of the APE is underway that will help us make that determination not later than October/November 2004.

The impacts of the MFH Privatization alternatives are being evaluated and will be documented in an Environmental Impact Statement (EIS). Due to our schedule it is important that we hear from you before 6 September 2004 for possible incorporation into the EIS; however, rest assured that your comments will be considered in the decision-making process even if they are received after that date.

We welcome your comments on the effects of the proposed undertaking on lands with which the Muscogee Nation may be culturally affiliated. Please address comments to Ms. Maria Rodriguez, Base Historic Preservation Officer, 96 ABW/EMH, 501 DeLeon Street, Suite 101, Eglin AFB FL 32542-5101 or by phone at (850) 882-8454.

Sincerely


EDMOND B. KEITH, Col, USAF
Commander

Attachments:

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96 ABW/CC
401 W Van Matre, Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Chairman Eddie Tullis
Tribal Leader
Poarch Band of Creek Indians
5811 Jack Springs Road
Atmore AL 36502

Dear Chairman Tullis

The United States Air Force is considering various alternatives for implementation of the Military Family Housing (MFH) Demolition, Construction, Renovation and Leasing Program, otherwise known as MFH Privatization, at Eglin Air Force Base and Hurlburt Field, Florida. Details of the various alternatives are included with this letter as attachment 1. The Poarch Band of Creek Indians has been identified as possibly having an interest in such actions that occur on Eglin. Therefore, in accordance with the National Historic Preservation Act, we are hereby providing information about the undertaking and its potential effects on historic properties and seeking your comments and input.

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EDMOND B. KEITH, Col, USAF
Commander

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cc.

Mr. Robert Thrower



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 96TH AIR BASE WING (AFMC)
EGLIN AIR FORCE BASE FLORIDA

96 ABW/CC
401 W Van Matre, Ste 106
Eglin AFB FL 32542-6802

25 AUG 2004

Seminole Tribe of Florida
Ah-Tah-Thi-Ki Museum
Attn: Mr. Bill Steele
Deputy Tribal Historic Preservation Officer
HC 61 Box 21-A
Clewiston FL 33440

Dear Mr. Steele

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EGLIN AIR FORCE BASE FLORIDA

96 ABW/CC
401 W Van Matre Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Friends of the Museums
Attn: Mr. Bill Lucas, President
139 Miracle Strip Pkwy
Fort Walton Beach FL 32548

Dear Mr. Lucas

The United States Air Force is considering various alternatives for implementation of the Military Family Housing (MFH) Demolition, Construction, Renovation and Leasing Program, otherwise known as MFH Privatization, at Eglin Air Force Base and Hurlburt Field, Florida. Details of the various alternatives are included with this letter as attachment 1. As required by Section 106 of the National Historic Preservation Act and in accordance with 36 CFR §800.2(d)(2), we are providing information about the undertaking and its potential effects on historic properties and request your comments and input.

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EDMOND B. KEITH, Col, USAF
Commander

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HEADQUARTERS 96TH AIR BASE WING (AFMC)
EGLIN AIR FORCE BASE FLORIDA

96 ABW/CC
401 W Van Matre Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Fort Walton Beach Temple Mound Museum
Attn: Anna Peele, Director
139 Miracle Strip Parkway
Fort Walton Beach FL 32548

Dear Ms. Peele

The United States Air Force is considering various alternatives for implementation of the Military Family Housing (MFH) Demolition, Construction, Renovation and Leasing Program, otherwise known as MFH Privatization, at Eglin Air Force Base and Hurlburt Field, Florida. Details of the various alternatives are included with this letter as attachment 1. As required by Section 106 of the National Historic Preservation Act and in accordance with 36 CFR §800.2(d)(2), we are providing information about the undertaking and its potential effects on historic properties and request your comments and input.

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96 ABW/CC
401 W Van Matre Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Heritage Museum of Northwest Florida
Attn: Barbara A. Brundage, Director
115 Westview Avenue
Valparaiso FL 32580

Dear Ms. Brundage

The United States Air Force is considering various alternatives for implementation of the Military Family Housing (MFH) Demolition, Construction, Renovation and Leasing Program, otherwise known as MFH Privatization, at Eglin Air Force Base and Hurlburt Field, Florida. Details of the various alternatives are included with this letter as attachment 1. As required by Section 106 of the National Historic Preservation Act and in accordance with 36 CFR §800.2(d)(2), we are providing information about the undertaking and its potential effects on historic properties and request your comments and input.

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96 ABW/CC
401 W Van Matre Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Pensacola Archaeological Society
Attn: Dr. Elizabeth Benchley
P.O. Box 13251
Pensacola FL 32591

Dear Dr. Benchley

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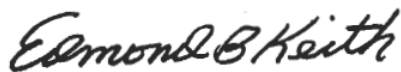
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20 AUG 2004

Society for American Archaeology
Attn: David Lindsay, Manager, Government Affairs
900 Second Street NE #12
Washington DC 20002-3557

Dear Mr. Lindsay

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EDMOND B. KEITH, Col, USAF
Commander

Attachments:

1. Description of the Undertaking
2. Map of Historic District and Archaeological Site



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 96TH AIR BASE WING (AFMC)
EGLIN AIR FORCE BASE FLORIDA

96 ABW/CC
401 W Van Matre Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Society for Historical Archaeology
Attn: Dr. Judith A. Bense, President-elect
Department of Anthropology
University of West Florida
11000 University Parkway
Pensacola FL 32514

Dear Dr. Bense

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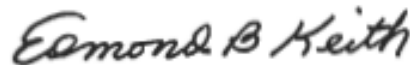
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cc:
William Moss



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HEADQUARTERS 96TH AIR BASE WING (AFMC)
EGLIN AIR FORCE BASE FLORIDA

96 ABW/CC
401 W Van Matre Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

1000 Friends of Florida
Attn: Kathleen Morris
926 East Park Avenue
P.O. Box 5948
Tallahassee FL 32314-5948

Dear Ms. Morris,

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EGLIN AIR FORCE BASE FLORIDA

96 ABW/CC
401 W Van Matre Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Emerald Coast Archaeological Society
Attn: Ms. Jean Lucas, President
333 Persimmon Street
Freeport FL 32548

Dear Ms. Lucas

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EGLIN AIR FORCE BASE FLORIDA

96 ABW/CC
401 W Van Matre Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Florida Anthropological Society
Attn: Sheila Stewart, President
2130 Burlington Avenue North
St. Petersburg, FL 33713

Dear Ms. Stewart

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96 ABW/CC
401 W Van Matre Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Florida Archaeological Council
Attn: Dr. James J. Miller, President
1544 Cristobal Drive
Tallahassee FL 32303

Dear Dr. Miller

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96 ABW/CC
401 W Van Matre Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Florida Historical Commission
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Department of Anthropology
University of West Florida
11000 University Parkway
Pensacola FL 32514

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96 ABW/CC
401 W Van Matre Ste 106
Eglin AFB FL 32542-6802

20 AUG 2004

Southeast Archaeological Center
National Park Service
Attn: John Ehrenhard, Director
Johnson Building, Suite 120
2035 E. Paul Dirac Drive
Tallahassee FL 32310

Dear Mr. Ehrenhard

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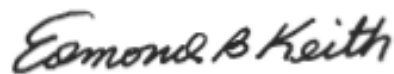
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FLORIDA DEPARTMENT OF STATE

Glenda E. Hood

Secretary of State

DIVISION OF HISTORICAL RESOURCES

Lieutenant Colonel Tracy A. Walker, USAF
Acting Director, Environmental Management
Department of the Air Force
501 DeLeon Street, Suite 101
Eglin Air Force Base, Florida 32542-5101

August 11, 2004

RE: DHR Project File Number: 2004-7057 (2004-1485)
Received by DHR July 12, 2004
Military Family Housing (MFH) Demolition, Construction, Renovation
and Leasing Program Eglin Air Force Base
Hurlburt Field, Okaloosa County

Dear Lt Col Walker:

Our office received and reviewed the above referenced project in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended and *36 CFR Part 800: Protection of Historic Properties*. The State Historic Preservation Officer (SHPO) is to advise Federal agencies as they identify historic properties (listed or eligible for listing in the *National Register of Historic Places*), assess effects upon them, and consider alternatives to avoid or minimize adverse effects. Our review comments are based on the recommended approaches for preservation set forth in the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

We note that the existing housing units associated with the Camp Pinchot Historic District (80K1703) are listed in the *National Register*. Based on the information provided, this office concurs with the finding that the proposed undertaking will have an adverse effect on historic properties.

Because the SHPO has determined that the undertaking will have an adverse effect on historic properties, procedures relating to Section 800.6 must be followed. Section 800.6 (Resolution of Adverse Effects) states that the agency official (Eglin Air Force Base) "shall consult with the SHPO/THPO and other consulting parties to develop and evaluate alternatives or modifications to the undertaking that could avoid, minimize, or mitigate adverse effects on historic properties."

In addition, Stipulation 8 of the "Programmatic Agreement Between the Air Armament Center, Eglin Air Force Base, The Advisory Council on Historic Preservation and the Florida State Historic Preservation Officer" must also be followed.

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Lt Col Walker
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Although the other housing sites do not have any recorded historic properties, they may contain historic buildings and/or archaeological resources as well. Therefore, it is the opinion of this office that professional archaeological and historical reconnaissance survey investigations must be conducted at all of the properties identified above. The purpose of the survey investigations will be to determine if archaeological sites and/or historic buildings or structures are present within the housing areas, and to evaluate the significance of any resources located. The results of the investigations must be forwarded to this office for review and comment on the findings. Further investigations may be necessary if historic properties are identified.

This office recommends the following agencies as potential consulting parties: United States Forest Service, Advisory Council on Historic Preservation, National Trust for Historic Preservation and the Florida Trust for Historic Preservation.

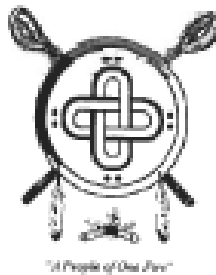
We look forward to working with the Department of the Air Force on a successful project. If you have any questions concerning our comments, please contact Scott Edwards, Historic Preservationist, by electronic mail sedwards@dps.state.fl.us, or at 850-245-6333 or 800-847-7278.

Sincerely,



Frederick Gaske, Director, and
State Historic Preservation Officer

XC: Mark Stanley, Eglin AFB



Muscogee Nation of Florida

(Florida Tribe of Eastern Creek Indians)

P.O. Box 3028 Bruce, Florida 32433

Ph: (850)835-2078 Fax: (850)835-5691

August 27, 2004

Commander Edmond B. Keith
96 ABW/CC
401 W. Van Matre, Ste 106
Eglin AFB FL 32542-6802

RE: MFH Privatization Project at Camp Pinchot

Dear Commander Keith,

Please reference your letter on the above project. I have forwarded the package received from Maria Rodriguez to our Tribal Archeologist, Dan Penton, for comment as this site falls within Muscogee Nation of Florida's indigenous area. His phone number is 850/575-1800 and he will be the Tribal Government's point-of-contact on this issue.

I have also sent a copy of your letter to Joseph Kitto, The Kitto Law Firm, who is the General Counsel for the Muscogee Nation of Florida. I have asked Mr. Kitto to draw up a proposed government-to-government agreement that will establish a formal relationship between Eglin AFB and the Muscogee Nation of Florida. Mr. Kitto can be reached at 202/538-4748 by your appropriate staff. It is my hope that we will have the opportunity to meet and enter into an agreement that will be of benefit to both of our parties.

Should you have any questions, please feel free to contact me at 850/609-1012 or by my cell phone at 850/803-8304. I will be on travel from August 31st through September 8th, but hope to hear from your office upon my return. On behalf of the people of Muscogee Nation, thank you for allowing our participation in this important project.

Sincerely,

Ann Denson Tucker
Chairwoman

cc: Maria Rodriguez, Base Historic Preservation Officer
Joseph Kitto, General Counsel
Dan Penton, Tribal Archeologist



23 July 2004

Ms Julia A. Cantrell
 HQ AFCEE/ISM
 330 Sydney Brooks Road
 Brooks City Base, Texas 78235-5112

Re: Eglin AFB and Hurlburt Field Housing Privatization

Dear Julia:

On behalf of the National Trust for Historic Preservation, I am writing to express our concern about the proposed Eglin AFB and Hurlburt Field Housing Privatization. On July 15, 2004, Roy Hunt, Florida Advisor to the National Trust, and I made a site visit to Eglin AFB to view sites associated with the housing privatization effort. We are particularly concerned about the potential adverse effects on historic resources of Camp Pinchot.

We understand that consultation has been initiated under Section 106 of the National Historic Preservation Act (NHPA) for the project. The National Trust would like to participate actively in the review process, as a "consulting party" under Section 106 of the NHPA, pursuant to 36 C.F.R. § 800.2(c)(6). The National Trust is a private nonprofit organization chartered by Congress in 1949 to promote public participation in the preservation of our nation's heritage, and to further the historic preservation policy of the United States. See 16 U.S.C. § 468. With the strong support of our 250,000 members, including over 8,300 members in Florida alone, the National Trust works to protect significant historic sites and to advocate historic preservation as a fundamental value in programs and policies at all levels of government. The National Trust has seven regional offices around the country, including our Southern Office, which is specifically responsive to preservation concerns in Florida.

The National Trust has also been designated by Congress as a member of the federal Advisory Council on Historic Preservation which gives the Trust a unique place in the Section 106 process. 16 U.S.C. § 470i(a)(8). We have participated actively over

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Julia A. Cantrell
July 23, 2004
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the years as a consulting party in a wide variety of Section 106 reviews with many different federal agencies. Because of the National Trust's experience in the Section 106 process, we believe we can provide a valuable perspective as a consulting party in helping to resolve the issues raised under Section 106.

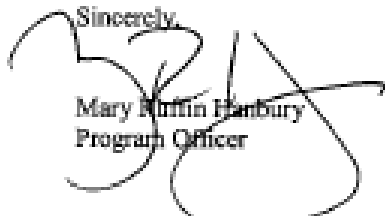
Please include the National Trust in any distribution of public notices of meetings, and for the circulation of any documents for comment. We would appreciate receiving two separate copies of notices at the following addresses:

Mary Ruffin Hanbury
Program Officer, Southern Office
National Trust for Historic Preservation
456 King Street
Charleston, South Carolina
(843) 722-8552

Elizabeth Merritt
Deputy General Counsel
National Trust for Historic Preservation
1785 Massachusetts Avenue, NW
Washington, DC 20036
(202) 588-6026

We look forward to working with you as the Section 106 review process moves forward, and we appreciate your consideration of the important historic preservation issues in this matter.

Sincerely,



Mary Ruffin Hanbury
Program Officer

cc: Steve del Sorbo, Advisory Council
Fred Gaske, Florida SHPO
Elizabeth Merrit, Esq., National Trust
E. L. Roy Hunt, National Trust Advisor
Kathleen Kauffman, Florida Trust
Mark Stanley, Eglin AFB

PUBLIC INVOLVEMENT

A Town Hall Meeting was held on 12 January 2003 at the Okaloosa Walton Community College, Fort Walton Beach Campus, to inform the public and community leaders of the intent to implement Housing Privatization at Eglin AFB.

Public Scoping Meetings were held on 17 and 19 February 2004 to provide the public an opportunity to voice concerns regarding the Proposed Action. Details of the meetings (presentation materials, transcripts, etc) are provided in the Public Scoping Summary Report associated with this EIS.

A meeting with Community Leaders at Eglin AFB was held on 28 June 2004 to provide an update on the NEPA process and the status of the EIS process.

A meeting and site visit was held on 15 July 2004 for US Forest Service representatives at Eglin AFB.

A tour of the Camp Pinchot Historic District was given for US Forest Service, Florida Trust, and National Advisory Council representatives on 20 August 2004.

A Town Hall Meeting was held on 10 November 2004 at the Air Armament Museum in Shalimar, FL to provide an update on the NEPA process and the status of the EIS process.

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PUBLIC SCOPING COMMENTS
Comments Received During Scoping Period (26 January 2004 – 23 March 2004)

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As part of the public scoping process, Eglin Air Force Base received and made note of each of the comments which follow. It is Eglin's intent to have addressed many of the responses to these questions in the appropriate sections of the Draft Environmental Impact Statement. In addition, in the Final Environmental Impact Statement, many of these comments--along with other comments which precede the Final Environmental Impact Statement--will be consolidated by subject matter and formal responses to these consolidated questions will then be provided.

The following is a summary of scoping comments organized by issue area. The comments in this appendix are not necessarily exact copies from the comment letters and forms; they are summaries of comments. Copies of the original comment letters and forms can be found following this table. Because of applicability across issue areas, some comments are listed under multiple issue areas.

THE EIS PROCESS (ADDRESSED IN CHAPTER 1 OF EIS)

Comment
I live directly across the bayou from Camp Pinchot and not one word of the intended project has been mentioned in the newspaper (until today) or on TV indicating this was in the works.
Communication about this activity is general and incomplete. Although I am sure it is not the case, the information appears to be designed to be limited in hopes that few people will notice that the project will proceed with little community involvement.
We need specific information such as outsourcing policy, statement of work, estimated cost, schedule, etc.
Your fact sheet, as well as public notice, is a little confusing in describing the areas identified as "Housing Location and Distribution Alternatives." One of the areas is described as "Poquito Bayou Expansion Alternative" but near to Garnier's Bayou, and the land generally slopes towards, and will impact, Garnier's Bayou. Many residents who might otherwise have voiced their opinion have possibly been deprived of doing so by the inaccurate named location of this alternative. Why did your Fact Sheet use the term Poquito Bayou rather than Garniers Bayou? How will you rectify this confusing information?
Why does your fact sheet tell us that the "Privatization Process is to improve base housing" and the "Proposed Action...is for the Air Force to provide quality affordable housing to <u>military families</u> (emphasis added) when apparently that is not a totally accurate statement in that it makes no mention of private rentals of these units on military property?
We request the opportunity to review any preliminary plans, development scenarios, or other general or specific plans prior to finalization of the EIS.
As part of the EIS, we ask that the military personnel of Eglin AFB and Hulbert Field be interviewed as to their opinions of living outside the gates of the base.
We encourage you to consider our participation beyond and supplemental to the EIS process, and believe such participation will be mutually beneficial.
The EIS, you've said you're going to submit a draft version. Are you going to submit a REV zero, then a REV one, or do we get a draft?
Who's going to see to it that those --those things that they promise in the impact statement will indeed be met?
The environmental impact if there's going to be one, or they're going to have it, they should make sure that everybody knows what's going on, and there's somebody responsible.
When you have an environmental statement -- impact statement on, alternative one, what happens to the original impact statement; does it supersede it? Or is it in addition to?
Is there just a single impact statement made by the United States military? Does the -- does the State of Florida get involved with their own assessment of an impact statement?

Comment
Public needs to see conceptual designs of projects.
At a minimum, the AF needs more effective communications on this issue.
I would hope that they would possibly be able to give us the areas that they've looked at, or if there's someone we can contact to find out what areas they looked at out of all the county lands that they looked at that belong to the Air Force, and let us see what the reasons were that they couldn't build in that area. Most of the proposals asked for 700 houses over I that area, and that's going to really affect the Garniers Bayou.

PROPOSED ACTION (ADDRESSED IN CHAPTERS 1 & 2 OF THE EIS)

Comment
Construct facilities meeting minimum standards and properly maintain those facilities.
If we're looking at a 10-year to 20-year program for revitalization and rebuilding of the housing, does that mean that someone has looked into the future and Eglin is not on the base closure list?
There should be some way before they can be allowed to bid on it, that they have to be able to be checked to make sure that their taxes have been paid, they're up to date, and they don't have any fault clauses against them for reasons why we wouldn't want them, because we have no idea who these people are.
We're going to build 2,000, so that's roughly a 500 shortfall. Are we going to build more under – more to follow?
I believe the basic goal to upgrade the military's family housing on and off base is justified and commendable. I have first hand knowledge of these out dated and in some instances unacceptable conditions and applaud any and all attempts whether by the federal government or the private sector to provide fair and decent living conditions for our armed services and their families.
If the proposed new housing units could be enlarged for families with more than two (2) children and upgraded to provide more modern amenities, such as higher ceiling heights, 3 & 4 bedrooms, garages or double carports, private back yards, etc., these residences could be a leader in the industry. Duplex and triplex units would be preferred over the 6+-unit town home style that is prevalent in Okaloosa County.
The Air Force should pursue building most new housing on Hurlburt and Eglin AFB proper.
Renovate existing base housing and build additional housing on base. When no land exists on base move it off base.
Either the military should provide the housing, or let them purchase homes on their own.
The construction/Management Firm for this project should be split up among the low 3 or 4 bidders.
The management firm needs to be on a more personal level to improve the landlord/tenant relationship as the units mature and the need for repairs increases.
What safeguards will there be for the USAF households regarding rent controls and maintenance when required?
If the boating population is increased because of boat dock access, then the damage caused by seawalls without riprap will be even greater. Any contract for waterfront construction and leasing for the DCR&L at the Camp Pinchot expansion area should include the requirement of riprap, both now, and in the future, of the duration of the housing area!
We do not understand the outsourcing policy. Outsourcing appears to pose a threat to Air Force control of resources.
When you go in there and put a development on that size of waterfront property that currently is available for use by the casual boater, or the recreational person without penetrating the shoreline going on government property, I think you really do the community a huge injustice.
If the property is owned by the government, what standards will the developers follow? Who will enforce the standards? The property owned by the gov't has no zoning designation. If Okaloosa county is involved, a designation should be established so existing development standards are followed.
A docking facility is proposed for those 700 units and the negative impact of this facility on the bayou and the headwater eco-system will be tremendous. Boat traffic and pollutants will not be mitigated in any way of fashion and this will destroy the bayou and the headwaters.

Comment
Re-build the existing Eglin Housing and spread it out to relieve congestion. Re-build the existing Hurlburt Field Housing south of highway 98 spread it out to relieve congestion. Re-build the Poquito Bayou site (150 units) and improve the waterfront access as described, herein.
Build 150 units north of Sunset Land and south of N. Poquito Bayou Road (250 acres) within the Poquito Bayou expansion site with access from Sunset Land and north Poquito road.
Build no more than 300 units west of the Camp Pinchot historic site on approximately 200 acres upland from the waterfront. Reserve a 20-acre strip along the waterfront in its natural state to help prevent any run-off from entering the bayou from the new development.
The proposed new housing should not be built to civilian housing.
Best to build where existing housing areas exist except Camp Pinchot which would have significant adverse environmental impact.
I am assuming that an independent cost study has or will be done to support the Government's final decision.

PROPOSED ALTERNATIVES (ADDRESSED IN CHAPTER 2 OF EIS)

Comment
I am very much opposed to the construction of housing either on the west side of Garnier's Bayou/Camp Pinchot area or the location north of Longwood Subdivision to Turner Boulevard. If the housing off Loblolly Road is to be demolished, why not rebuild right there, since that land has already been developed and the infrastructure is already there?
The Military Family Housing Demolition, Construction, Renovation and Leasing Program Eglin AFB and Hurlburt Field, Florida should reject any thought of adding more than 1000 units of housing in or adjacent to this [the Longwood] subdivision.
I implore you to consider another area [than the Longwood subdivision] for the Air Force's proposed 1,964 housing units.
Build new housing at the Eglin mobile home park that is closing in two years.
If you are going to tear down the existing military housing (Poquito Bayou area), rebuild on the same location and improve the housing.
Has the Air Force actually considered the environmental impact of housing on Garnier's Bayou, the most pristine remaining in Florida?
Why not keep the military on base – closer to their jobs – and better utilize the housing areas you already have.
For convenience and security, it seems most reasonable to construct needed housing on the existing base area – families need access to base facilities – access that comes not at the expense of our natural resources or snarled traffic pattern.
Only the 2 locations which use current or expanded housing areas on Eglin AF main base should be considered suitable for this project. Justification includes: <ul style="list-style-type: none"> - Safety and convenience of military members and their families - Reduced traffic on roads approaching the base - Two existing schools - Existing playground and recreation facilities, including marina and water access - Childcare, youth center and scout facilities - Proximity to Commissary, Exchange and medical facilities - Land is already cleared with infrastructure in place or easily accessed; minimal new clearing of currently undeveloped land would be necessary - During times of heightened security, delays entering the base As for the 5 alternatives requiring the use of currently undeveloped land, nearly every environmental issue to be studied will show negative, and in some areas, even disastrous impact. Most of this damage will be to Garnier's Bayou and the surrounding wetlands and woodlands...The addition of a housing area 700 to 1,964 units anywhere in the proposed off-base locations would bring a density of population and land and water use which would destroy this bayou and the habitat it supports. Other considerations include: <ul style="list-style-type: none"> - Increased noise due to construction, traffic and water use - Loss of cultural resources, including historic homes and cemeteries - Adverse impact on wildlife, including land and marine animals, as well as hawks, eagles, owls and many other species

Comment
<ul style="list-style-type: none"> - Decrease in water quality of Garnier's Bayou (currently one of the best in the county) due to increased use, runoff and erosion - Socioeconomic impact to surrounding neighborhoods due to higher density and transient nature of a military housing facility, especially when the oversight of the housing is in the hands of a private landlord rather than the military, as exists with on-base housing (i.e. Upkeep and infrastructure) <p>Expense to government/taxpayers associated with new infrastructure</p>
If any of the proposed off-base sites is chosen, consideration should be given to building the housing units well away from existing neighborhoods, with an unused wooded area providing security and privacy to both the military and civilian residents.
The proposed housing should be accomplished on base. There, you already have lines in place for water, electricity, phones, etc, and some school and church facilities.
Either Alternative Two or Three where the infrastructure is already in place and there are existing roads, power, sewers, and water.
An alternate proposal should include a relatively small development to house some displaced base residents, while tearing down and reconstructing on the same site.
One alternative I did not see was to build units on government property on Lewis Turner Blvd directly across from the Poquito area. There is unlimited potential for new and future expansion.
Don't build additional housing in the Camp Pinchot area. Aside from the historical value to this area, the woods are full of wildlife, which should be taken into consideration
Please consider this letter as one vote for Alternative 2.
Alternative 3: Old Plew/New Plew Expansion Area would seem to be the best choice for the 1,964 units of military family housing.
I am totally opposed to the construction of military housing (Poquito Alternative) along Lewis Turner Blvd, Poquito Rd, or Sunset Lane because it would cause considerable compounded traffic gridlock and have a great impact on traffic safety, security control in the housing areas because it is off base.
My proposal is to expand on base around the regional hospital and the BX/Commissary Area, rehab existing quarters on Eglin Main, as propose by the Karlsons in their Letter to the Editor, or elsewhere on base.
The proposed rental housing development should be compatible with the environment we presently enjoy.
If you develop Camp Pinchot, the waterfront perimeter should not be included. A buffer should remain along the water.
We object to the many units of housing to be built on Camp Pinchot and reservation around Chula Vista Bayou because of the environmental impact it will have on woods and the small bayou (including red-headed woodpeckers, birds and bears).
Use the vacant property already on Eglin.
Building in the Camp Pinchot area might destroy the beautiful natural forest, the animals' homes and not to mention how the bayou will be affected by all the runoff of the 700 homes which are proposed to be built in that area.
<p>The proposed Governmental Housing Project for Camp Pinchot and surrounding areas will effect our community on several levels:</p> <ul style="list-style-type: none"> - Most importantly are the negative effects on our environment. Virgin "waterfront" property is scarce in the state of Florida, this being one of those spots. - The wildlife will be destroyed; no longer will the bayou be a haven for birds, fish, and dolphins. - Water quality will be destroyed by runoff. - Traffic and noise and negative commercial development are also of great concern.
<p>Replacing the forested tract [Camp Pinchot] with paved streets, driveways and house foundations will:</p> <ul style="list-style-type: none"> - significantly increase negative environmental impact on the bayou - destroy a special wildlife habitat - compromise the security of Camp Pinchot
Objection to Alternatives 1, 4, 5, 6, and 7. Garnier's Bayou is an environmentally sensitive area that will be forever affected by development. The northwest, north, and northeast areas of Garnier's Bayou and its

Comment
surrounding timberlands are protected by PROCLAMATION of our former President and the Congress of the United States.
Construction in this area [the Longwood subdivision] would change the whole milieu of the area.
Best to build where existing housing areas exist except Camp Pinchot, which would have significant adverse environmental impact.
It just seems a little bit inconceivable to me that if I looked at all the alternatives and understand them correctly, that six of the eight seem to have community impact on existing communities.
Approximately 100 acres of woodland area exists near the existing Commando Village housing area on Martin Luther King. OWCC is within one mile, Lowe's, Wal-Mart and an elementary school exists within a 1/2 mile range.
My family lived in Old Plew Officer quarters for 2 years and I agree that the housing needs to be improved.
With the size of the Eglin Reserve, there must be an alternative to disruption of a community like Longwood.
You have other areas that are currently developed. I think they have better locations for this type of improvement and improve the lives of our military.
The finger of Garners Bayou there should also actually go the other direction. That area should be kept as a reserve. There should be no development there. If you put any amount of units, 700, 1,100, 1,200, all of them in there, you're going to ruin the last pristine part of Choctawhatchee Bay.
If you put any amount of development in that area that part of the bayou will be destroyed. I think you need to look at alternative number three again, and number two.
It doesn't appear that they want to build in the Poquito area that en Most of the proposals asked for 700 houses over I that area, and that's going to really affect the Garniers Bayou. What was wrong with the area across Lewis-Turner from where the new college is that's only been there a few years now, to go across Lewis-Turner and put some of the houses in there. That goes all the way up to 123. Now there's a spray field in there, but it goes from 85, actually the base on the other side of 85 all the way over. There should be some housing available in there. ... compasses from Shalimar all the way around to our wetlands.
Most of the proposals asked for 700 houses over I that area, and that's going to really affect the Garniers Bayou. What was wrong with the area across Lewis-Turner from where the new college is that's only been there a few years now, to go across Lewis-Turner and put some of the houses in there. That goes all the way up to 123. Now there's a spray field in there, but it goes from 85, actually the base on the other side of 85 all the way over. There should be some housing available in there.
Another alternative should be considered. Use the block of land bounded by highway 85, Lewis Turner Blvd. and General Bond Drive for the new housing development. If more land is required then construct some units on where Cape Hart and old Plew areas. Also reuse of the 4 camp Pinchot units since that area is on the national historical site listing. Don't destroy history.
With infrastructure and security already in place, it is most reasonable to rebuild base housing on base.
In choosing where to build new housing, it is very important to minimize the impact on our waters. I think it preferable to have the new housing on base, but if some must be built off base near the water the Camp Pinchot area seems best.
Build no more than 300 units west of the Camp Pinchot historic site on approximately 200 acres upland from the waterfront.
Reserve a 20-acre strip along the waterfront in its natural state to help prevent any run-off from entering the bayou from the new development.
Adaptive re-use of the 4 units at the Camp Pinchot historic site could include an educational instructional facility for the general public and school system regarding our fragile environment's eco-systems and how urban sprawl and poorly planned development have destroyed our natural habitat.
Add housing to the current Commando Village site.
The construction of this incredibly high amount of housing units on the bayou would certainly affect both the wildlife and fish population in a server way. It is my understanding that many of the fish species need grassy areas to reproduce, and with houses come seawalls and the destruction of all the wildlife's natural habitat. Add 2016

Comment
houses, with all the infrastructure, paving etc., and you are looking at the destruction forever of very functional ecosystem. Why not remodel the already existing houses?
Most of the alternatives pay inadequate attention to the needs of service persons, the environment, adverse effects on traffic flow, and property values, ignore historical aspects and are immeasurably wasteful.
Infrastructure in place on Eglin AFB housing can be replaced as needed. No action alternative.
The alternative other proposals will have adverse environmental impact on Bayou areas water and wildlife areas. Demolition of Poquito Bayou units seems unreasonable, as they are less than 30 years old.
None of the possible options considered rebuilding the houses on the current location. Why not?
The Poquito Bayou Expansion Alternative (#1) or the Camp Pinchot Expansion (#2) would adversely affect the waterway in that area. The runoff alone from new construction would drastically affect wildlife and grasslands. Build the needed housing in the area that does not border on the waterways in Okaloosa County.
We will be adversely affected by the proposed construction of military housing in the Poquito Bayou expansion site. There isn't any infrastructure in place to handle all those units, as there is already on Eglin Main Base. The same goes for the Camp Pinchot area. Please consider Alternative 2 or Alternative 3 as housing locations for the new units. This will not only save our bayou waters, forest and its wildlife, but will save the homeowners of this area much concern about that will become of our wonderful neighborhood and its surroundings.
With alternative building sites available, the head of Garnier's Bayou should be removed from the building areas identified for the Military Family Housing, Construction, Renovation, and Leaving Program for Eglin AFB and Hurlburt Field, Florida.
There are vast Eglin land holdings, much more conveniently fronting Beal and Louis Turner that can be considered and would be just as easily developed with convenience to the Base's gates, major highway access, existing utilities and would add traffic congestion to existing road ways that can support it.
I request that the proposed "Camp Pinchot" alternatives be abandoned. The historical significance of Camp Pinchot itself calls for special preservation of its integrity. Of even more importance is the environmental fragility of the Garnier's Bayou headwaters.
We are particularly alarmed that the Camp Pinchot area is being considered. The loss of this pristinely beautiful wilderness and its ecology in trade for housing with its congestion, pollution of the bay, and loss of animal life would be tragic.
<p>Alternatives One, Three, Four, Five, Six and Seven will have the following adverse/negative impacts:</p> <p>A. Surface water runoff during demolition, construction will pollute Poquito Bayou.</p> <p>B. Surface water runoff from new housing units will pollute Poquito Bayou.</p> <p>C. Removal of the forested areas will destroy habitat for a large number of animals including black bear, deer, and cockaded woodpecker. The presence of wildlife is an important aspect of the quality of life for residents currently living in these neighborhoods.</p> <p>The land clearing will also increase surface water runoff and eliminate the positive contributions of the forest to noise reduction and oxygen generation.</p> <p>D. The additional noise and traffic generated by the new housing units adjacent to Longwood subdivision would totally and irreparably alter the current peace and quiet of that neighborhood.</p>
<p>I am very much opposed to the construction of housing either on the west side of Garnier's Bayou/Camp Pinchot area or the location north of Longwood Subdivision to Turner Boulevard.</p> <p>If the housing off Loblolly Road is to be demolished, why not rebuild right there, since that land has already been developed and the infrastructure is already there?</p>
As a resident in close proximity to the proposed military housing site in Camp Pinchot, I am concerned that this mass housing plan will effect the environment, specifically, the destruction of the wildlife and ecosystem currently inhabiting the area.
Of the 7 alternatives shown, only Alternatives 1, 6 and 7 (Camp Pinchot and Poquito Bayou) would remain. Are alternatives 2, 3, 4, and 5 valid possibilities? Please address this in your EIS.
In order to preserve the integrity of our 40+ year history of no boathouses along the water, we ask that if homes are built along the water, that no boathouses be constructed, as that was a requirement of Longwood Subdivision's restrictive covenants and has been honored without exception, resulting in clean, attractive shorelines void of rotted dilapidated boathouses.

Comment
If no enforcement capabilities exist for the EIS, will the Air Force take the needed measures to ensure the short falls in the management of Poquito Bayou Military Housing do not continue at any of the proposed developments along Garniers Bayou?
Alternatives 2 and 3 are by far the better choices: keeping all units on Eglin AFB (Main) in the already designated Housing Area, particularly since the present units are being destroyed. It appears that it would be by far the most economical for the following reasons: a. Roads are basically in place b. Utilities, water, sewage disposal, electrical, phone lines, etc are in the area, c. Fire Protection d. Security e. Convenience for the military and their families for the services offered on the Main Base – Hospital, BX, Commissary, Library, etc. All alternatives regarding the Poquito and Camp Pinchot Expansion Areas should not receive favorable consideration.

LAND USE AND PLANNING (ADDRESSED IN SECTION 3.1 & 4.1 OF EIS)

Comment
It would be easy, however, to accommodate all concerned by leaving as large as possible wooded buffer zone between our neighborhood [112 Pamela Ann Drive] and the new development.
If any of the proposed off-base sites is chosen, consideration should be given to building the housing units well away from existing neighborhoods, with an unused wooded area providing security and privacy to both the military and civilian residents.
The proposed area north of the Longwood subdivision should most definitely include a wide green belt buffering zone.
What will happen to the gravel business right in the middle of the proposed new housing [Alt.2]?
Multifamily rental housing on small lots is not compatible with our neighborhoods.
If you develop Camp Pinchot, the waterfront perimeter should not be included. A buffer should remain along the water.
If camp Pinchot is utilized, as a location for housing development, housing along the water should be planned in a manner consistent with the residential housing that presently exists. Apartments; duplexes; patio homes are not consistent with the single-family homes to the south and across the bayou.
If the property is owned by the government, what standards will the developers follow? Who will enforce the standards? The property owned by the gov't has no zoning designation. If Okaloosa county is involved, a designation should be established so existing development standards are followed.
I don't want to look at public houses across the bayou.
My main request is that a significant buffer between the housing and water be maintained in a natural condition. It is necessary to have a significant natural buffer to keep storm water runoff out of the bayou. Storm-water runoff is the most significant factor in the loss of sea grasses and conditions that lead to red tide outbreaks.
Building Code. What code will the new units be built to?
Adaptive re-use of the 4 units at the Camp Pinchot historic site could include an educational instructional facility for the general public and school system regarding our fragile environment's eco-systems and how urban sprawl and poorly planned development have destroyed our natural habitat.
The type of housing planned will not be of the same density or style to compliment the adjacent housing.
We are concerned asking for a buffering green space as well as preventing various types of "pollution", limited development near the water, elimination of boat ramps, preservation of wildlife habitat, and compatibility with existing zoning and future land use plans. Multifamily rental housing on small lots simply is not compatible with our neighborhoods.
Address conflicts between private landowners and the various user groups as well as conflicts between the likely dissimilar developments (existing housing v. anticipated MFH).

Comment
As a minimum, a 200' natural and opaque buffer should be used to minimize conflicts between differing land uses.
Perimeter fencing of the development should not be placed on private property lines; rather, it should be at the development side of the buffer zone if possible.
How will you and the actual development ensure compatibility between the MFH and the existing adjacent communities? Will the techniques used include careful placement and screening or shielding of site features such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage or recreation areas, and other features with potential negative impacts as is required of all other developments within the County?
Include data in the EIS on predominate housing types and lot sizes existing in adjacent or nearby residential areas.
In the proposed MFH areas that will include single-family homes as well as duplex or triplex structures, we believe the duplex or triplex units should be sufficiently distanced from existing adjacent single-family residential zoning or future use areas as to not create incompatible adjacent uses.
In order to preserve the integrity of our 40+ year history of no boathouses along the water, we ask that if homes are built along the water, that no boathouses be constructed, as that was a requirement of Longwood Subdivision's restrictive covenants and has been honored without exception, resulting in clean, attractive shorelines void of rotted dilapidated boathouses.
What are you going to do with all the open space that's over there? What's going to happen where all the houses are taken down?

TRANSPORTATION INFRASTRUCTURE (ADDRESSED IN SECTION 3.2 & 4.2 OF EIS)

Comment
Re: the intersection at Hwy 189 and Poquito Road. Housing at the North GERC would greatly impact and affect traffic and safety.
Other things to consider include the effect new intersections serving this housing development will have on Lewis Turner Blvd traffic flow, and the possible historical significance of existing structures at Camp Pinchot.
By building in these areas [west side of Garniers Bayou in the Camp Pinchot area and the north area of Longwood subdivision], the bay would become polluted with excess boating traffic and the animals and plant life would be totally destroyed.
The increase in traffic, which is already too heavy, would be tremendous and would ruin the quiet nature of our neighborhood.
The proposed new Air Force housing will increase environmental, noise, and transportation pollution unless significant infrastructure changes are made to compensate for such.
At a minimum, restrict water related activities in this body of water [Garniers Bayou]. Boat docks and access should be limited to existing marinas on base and off.
The building on these proposed sites [Camp Pinchot/Poquito Bayou Alternative sites] also presents the effects of increased water activity. The availability of powerboats and personal water crafts produce increased water and wave action on our shore lines – this increased use and abuse will be yet multiplied by the constant turnover of military residents. The accumulation of oil and fuel residue will be another factor contributing to the demise of our healthy bayou waters.
The proposed housing would strain a road system that already struggles to handle morning and late afternoon traffic in a smooth flowing fashion.
My reasoning for not constructing these units near the Longwood Subdivision area are as follows: 1) Roads would be too congested for the system 2) The traffic and congestion would most assuredly eliminate all the wildlife that we enjoy seeing in our area now

Comment
Houses added to the Poquito Bayou/Camp Pinchot area would greatly worsen traffic problems.
There is already a traffic problem on Sunset Lane and Lewis Turner Blvd during certain periods of the day. This would be amplified considerably with new housing.
I am totally opposed to the construction of military housing (Poquito Alternative) along Lewis Turner Blvd, Poquito Rd, or Sunset Lane because it would cause considerable compounded traffic gridlock and have a great impact on traffic safety, security control in the housing areas because it is off base.
We are very concerned with the automobile traffic problem the development will cause in the Longwood Subdivision area, as well as the boating traffic and pier construction.
The proposed Governmental Housing Project for Camp Pinchot and surrounding areas will effect our community on several levels: - Traffic and noise, and also commercial development are also of great concern.
If traffic would have to be diverted from Poquito Bayou due to its "inability to support any more traffic," then other areas along Lewis Turner Boulevard, owned by Eglin AFB would serve the needs of everyone involved.
If the Poquito option was chosen what sort of considerations will be taken into thought for the people who live in that area as far as lighting, and access, and fencing? What is the buffer area between the north area, from the North Drive area and also the housing units?
The two biggest problems you run into are stormwater and logistics for traffic. About 33 cars a minute have to leave that area on the way out to wherever they're going. And most of that's going to end up on the Lewis-Turner. And so if you add between 3,000 cars double it to 6,000, you're looking somewhat between 27 – to 16 to – 16 to 27 percent increase in traffic load on Lewis-Turner.
It will be cheaper to build new infrastructure for the housing than it would be to go in, tear down the old housing, displace the personnel that are in the housing, re-do the infrastructure that's there.
Special consideration should be given to facilities allowed such as docks, boat ramps, parks, etc. So as not to impact the quality of life, unreasonably, for those individuals who presently own waterfront property on the bayou. Dock facilities for other than single-family units, based on provisions recognized by the dept. Of envir. protection (10 sf of dock per foot of waterfront up to 1000 sf) is stress dock facilities that give the appearance of a marina would not be consistent with existing docks. Define the potential boat dock development proposed at camp Pinchot.
Single-family neighborhood including increased noise and waterfront destruction from excessive wave and wake action. Restrict access to all other waterfront areas. Create a no-wake zone in the north end of the bayou. A linear dock which projects 10 ft. from the shore and runs 40 ft. along the waterfront could provide adequate passive recreational opportunities, such as fishing, swimming, sun bathing, etc., and still limit the negative impact on the shoreline that is now caused by indiscriminate use of the shoreline and surrounding area. Under no circumstances should a boat launch be provided.
If this site is approved, a new traffic light will most likely be located at the intersection of Camp Pinchot Road and Lewis Turner Blvd. (SR189) at the top of the hill. Once the stoplight is operational, hundreds of vehicles per day will be stopped by the light and the negative affects of pollutants entering headwaters, including the wetlands, will be greatly accelerated by this proposed development. DOT standards for drainage will probably be met, but what mechanism or agency will address and mitigate this pollution issue? Who will build, maintain, and operate the infrastructure, including, but not limited to the drainage systems, sidewalks, docks, streets, exterior lighting, landscaping, etc.? Who pays for this?
Transportation, Traffic Impact and Level of Service. You can't just build a small town of 700 units with 2,100 to 3,000 persons, 1,200 vehicles and 200 boats and/or jet skis and not mitigate the land and water transportation issues. At least one (1) traffic light will be required and decelerator and accelerator lanes will be required. This section of SR 189 is already heavily traveled at peak hours and may need widening or a reduction in the speed limit to accept the additional volume of vehicles.
Boat Traffic. Personal watercraft including jet skis in the bayou will be greatly increased beyond the volumes already present. Many private watercraft already utilize this waterway and the congestion from additional watercraft from the proposed development will have negative impacts on the surrounding single family neighborhoods including increased noise and waterfront destruction from excessive wave and wake action.

Comment
Restrict access to the waterfront and under no circumstances permit a boat launch facility, docking access, or boat slips here. There is an existing natural beach which could be utilized for passive waterfront activities (Girl Scout Camp utilizes the beach). Restrict access to other waterfront areas.
We are concerned asking for a buffering green space as well as preventing various types of "pollution", limited development near the water, elimination of boat ramps, preservation of wildlife habitat, and compatibility with existing zoning and future land use plans.
I think the entire pattern should be looked at and not just restricted to the area considered for construction. Traffic lines and entry pattern will be significantly impacted.
We will be adversely affected by the proposed construction of military housing in the Poquito Bayou expansion site. There isn't any infrastructure in place to handle all those units, as there is already on Eglin Main Base. The same goes for the Camp Pinchot area.
The impact is that much housing would cause unthought-of traffic congestion that this small subdivision (Longwood), when originally developed, had not planned for.
There are vast Eglin land holdings, much more conveniently fronting Beal and Louis Turner that can be considered and would be just as easily developed with convenience to the Base's gates, major highway access, existing utilities and would add traffic congestion to existing roadways that can support it.
<p>Alternatives One, Three, Four, Five, Six and Seven will have the following adverse/negative impacts:</p> <p>A. Surface water runoff during demolition, construction will pollute Poquito Bayou.</p> <p>B. Surface water runoff from new housing units will pollute Poquito Bayou.</p> <p>C. Removal of the forested areas will destroy habitat for a large number of animals including black bear, deer, and cockaded woodpecker. The presence of wildlife is an important aspect of the quality of life for residents currently living in these neighborhoods.</p> <p>The land clearing will also increase surface water runoff and eliminate the positive contributions of the forest to noise reduction and oxygen generation.</p> <p>D. The additional noise and traffic generated by the new housing units adjacent to Longwood subdivision would totally and irreparably alter the current peace and quiet of that neighborhood.</p>
Our schools and roads are not big enough to handle the extra people.
The traffic congestion will worsen if Camp Pinchot is selected. There is only one road, Beale Parkway, that residents can travel on. The proposed 700 housing units x 2 cars per household will clog the main hurricane evacuation road we have.
<p>Recreation noise will increase as a result of planned boat ramps, and large, multi-boat docks. How will you monitor, control, and mitigate increased noise problems if those facilities are constructed? Will you limit operational hours of boat ramps, docks, etc. to from daylight to 10 p.m., for example? Who will monitor to make certain mitigation efforts are implemented and maintained? How can we be assured there will be no boat-launching ramps constructed on Garniers Bayou in the future even though not currently planned?</p> <p>Turner Boulevard is a heavily traveled highway and is dangerous for pedestrians and bicycle traffic. How will children get from the MFH to their schools? What route will they take? Will existing subdivision streets be utilized? How will children get to the main base for recreational activities?</p> <p>What coordination efforts have been made with the Okaloosa County School Board to assure there will be minimal impact to schools in the area? Has there been any evaluation of impact to class student capacity? Has there been an evaluation of transportation to the schools? If so, what are those findings?</p> <p>Will the EIS evaluate traffic patterns and traffic loads to determine if the current infrastructure can sustain such a dramatic increase? What roads would be utilized as main thoroughfares for the new traffic loads?</p>

SOCIOECONOMICS (ADDRESSED IN SECTION 3.3 & 4.3 OF EIS)

Comment
If military privatized housing is to be built in the Longwood area, please consider something that would improve the area and increase our property values, not decrease the value of our homes with building multifamily housing on small lots.
As for the 5 alternatives requiring the use of currently undeveloped land, nearly every environmental issue to be studied will show negative, and in some areas, even disastrous impact. Most of this damage will be to Garnier's Bayou and the surrounding wetlands and woodlands...The addition of a housing area 700 to 1,964 units anywhere in the proposed off-base locations would bring a density of population and land and water use which would destroy this bayou and the habitat it supports. Other considerations include: <ul style="list-style-type: none"> a. Increased noise due to construction, traffic and water use b. Loss of cultural resources, including historic homes and cemeteries c. Adverse impact on wildlife, including land and marine animals, as well as hawks, eagles, owls and many other species d. Decrease in water quality of Garnier's Bayou (currently one of the best in the county) due to increased use, runoff and erosion e. Socioeconomic impact to surrounding neighborhoods due to higher density and transient nature of a military housing facility, especially when the oversight of the housing is in the hands of a private landlord rather than the military, as exists with on-base housing (i.e. Upkeep and infrastructure) f. Expense to government/taxpayers associated with new infrastructure
Building an apartment complex (large or small) will lower property values when built adjacent to a private home subdivision.
Tax base increase for property owners. Already very high.
My reasoning for not constructing these units near the Longwood subdivision area are as follows: <ul style="list-style-type: none"> a. Schools couldn't accommodate that many children without transporting them to other areas b. The building of these units would devalue our property by a considerable amount
It almost seems inconceivable to me with the amount of federal property around here we couldn't find some property to accommodate Air Force housing needs and not impact existing communities.
The socioeconomic impact is what I see most. You're building military housing right up against what people have paid prime dollar for of their hard-earned money so you can reduce their value, and haven't looked at putting greenways of buffers in between if you do decide to build in those areas. The people along the water line probably paid close to four hundred thousand to half a million dollars for those house and those views, and now they're going to be looking at the back side of houses that were built.
Most of us are here tonight based on the socioeconomic impact that it's probably going to cause some of the landowners there.
The people that are living in these areas now are long-term residents. Some of these things have been passed down from families, and I think that will continue. You worry about what would happen in a two-year, short-term thing.
What type of impact will these changes have on the schools currently on Eglin? Peak traffic times are already bad and without traffic signals.
Any type of public housing will ruin what many of us have paid dearly to enjoy.
If the proposed off base housing project goes through, the neighborhoods that surround the sites will be transformed from quiet bedroom communities into 24 hour noise and traffic, which Will adversely affect property values.
I am concerned with the costs associated with the probable increase in the boating population in and around Garniers Bayou.
I am writing in support of Garnier's Bayou Community Association's position strongly advocating the protection of our bayou and property values in the area.
Our schools and roads are not big enough to handle the extra people.
What coordination efforts have been made with the Okaloosa County School Board to assure there will be minimal impact to schools in the area? Has there been any evaluation of impact to class student capacity? Has there been an evaluation of transportation to the schools? If so, what are those findings?

Comment
Will low-income or minority individuals be adversely impacted by living remote from the main base with regard to access to recreational, medical, and shopping facilities? How will you mitigate those adverse impacts, if any?
There is no doubt that adjacent residential subdivisions and yet-undeveloped land zoned residential will suffer adverse economic impact if incompatible areas are constructed near them. Have you performed any economic analysis or done any research regarding property values of nearby residential properties if incompatible uses are constructed nearby?
We ask that you address in detail the evaluation, findings, and mitigation of adverse impacts to existing residential communities as well as those to schools due to family relocations, and use of local resources.
Is the impact to the local schools being taken into account? Will all of the children that now attend base elementary schools continue to attend them? Are you adding bus routes, now that they will no longer live within walking distance? If bus routes are being added what impact does this have on the local district budget? What about the middle school children? Will they continue to attend Lewis Middle School outside the east gate entrance? Finally, what about the High School children? Will they continue to attend Niceville High School or will they now be placed in the over-crowded Choctaw High School?

UTILITIES INFRASTRUCTURE (ADDRESSED IN SECTION 3.4 & 4.4 OF EIS)

Comment
My reasoning for not constructing these units near the Longwood Subdivision area are as follows: - The water system at present is working at full capacity without further additions added
If the Poquito option was chosen what sort of considerations will be taken into thought for the people who live in that area as far as lighting, and access, and fencing? What is the buffer area between the north area, from the North Drive area and also the housing units?
Who will build, maintain, and operate the infrastructure, including, but not limited to the drainage systems, sidewalks, docks, streets, exterior lighting, landscaping, etc.? Who pays for this?
Sanitary Sewer. Where will this be treated? The current Okaloosa county system cannot handle an impact from a small town just plopped down anywhere in the country. Septic tanks are illegal. Who will pay for this new facility?
Storm Water Retention. Since this area is on a watershed, how will the storm water be controlled on-site?
Potable Water. Where will this come from? The Okaloosa County system cannot handle an impact from a small town just plopped down anywhere in the county. Septic tanks are illegal. Who will pay for this new facility?
What security measures will be provided, and by whom? Who will provide police and fire protection to the MFH? Will the area be surrounded by a fence? Will a solid fence, such as brick, be constructed between the existing and future residential areas and the proposed MFH? Will fire hydrants be provided within the MFH?
We suggest that storm water detention basin(s) be designed to hold the first 3 inches of rainfall, not just the first 1 inch of rainfall on impermeable areas. If, for example, a retention basin for a particular area was designed at 4' deep for 1" rainfall, it would be 12' deep for 3" rainfall. That additional excavation will be minimally more costly, including fencing, but can be consumed on site for berms, fill for roads and buildings, or merely to balance the site, resulting in no appreciable additional cost while providing additional protection for Garniers Bayou.
We understand that potable water will come from the Okaloosa County Water System. As such, will the renters of the proposed MFH units be subject to the same tap fee and consumption water and sewer fees as other users?
Retention/detention ponds should not be located near residences for health, safety, and aesthetic reasons.

CULTURAL RESOURCES (ADDRESSED IN SECTION 3.5 & 4.5 OF EIS)

Comment
As a part of a federal agency, Eglin Air Force Base is required by law to consider the effects of its actions on historic properties. Mandating legislation includes the Antiquities Act of 1906, the Historic Sites Act of 1935, the National Historic Preservation Act of 1966 as amended, 36 CFR Part 800, the Archaeological Resources Protection Act of 1979, the National Environmental Policy Act of 1990, the American Indian Religious Freedom Act and Air Force Instruction 32-7065m among others.
Other things to consider include the effect new intersections serving this housing development will have on Lewis Turner Blvd traffic flow, and the possible historical significance of existing structures at Camp Pinchot.
As for the 5 alternatives requiring the use of currently undeveloped land, nearly every environmental issue to be studied will show negative, and in some areas, even disastrous impact. Most of this damage will be to Garnier's Bayou and the surrounding wetlands and woodlands...The addition of a housing area 700 to 1,964 units anywhere in the proposed off-base locations would bring a density of population and land and water use which would destroy this bayou and the habitat it supports. Other considerations include: <ul style="list-style-type: none"> a. Increased noise due to construction, traffic and water use b. Loss of cultural resources, including historic homes and cemeteries c. Adverse impact on wildlife, including land and marine animals, as well as hawks, eagles, owls and many other species d. Decrease in water quality of Garnier's Bayou (currently one of the best in the county) due to increased use, runoff and erosion e. Socioeconomic impact to surrounding neighborhoods due to higher density and transient nature of a military housing facility, especially when the oversight of the housing is in the hands of a private landlord rather than the military, as exists with on-base housing (i.e. Upkeep and infrastructure) f. Expense to government/taxpayers associated with new infrastructure
Camp Pinchot is a historical site, with adjoining wetlands that should be preserved.
Don't build additional housing in the Camp Pinchot area. Aside from the historical value to this area, the woods are full of wildlife, which should be taken into consideration.
Object to Alternatives 4, 5, 6, and 7. Camp Pinchot is a National Historic Site...The DoD, a steward of our nation's resources, would violate its mandate to manage all historic properties under its jurisdiction.
We also have a cemetery that's in the military-reservation side where you're talking about building down by the water.
You're going to have to go to the State and historical preservation office probably for Camp Pinchot. There's an Civil War cemetery back there. There's an old homestead that's back there, both identified by cultural resources.
With the amount of acreage that is available for Eglin there seems to be property that's available that doesn't impact the waterfront, the birds and the neighborhood.
It looks like alternative four is getting railroaded through, and I really do not agree with the demolition of Camp Pinchot. That is a historic site.
That house occupied by a consecutive series of USAF Generals over the years, is either an historic landmark or it ought to be.
Camp Pinchot is a historic site. How will this be handled?
The proposal to tear down Camp Pinchot ignores history. The general's quarters were once the residence of the person who oversaw the Choctawhatchee National Forest.
Camp Pinchot was designated as a historical landmark several years ago. Does the Air Force have the authority to destroy this landmark?
I request that the proposed "Camp Pinchot" alternatives be abandoned. The historical significance of Camp Pinchot itself calls for special preservation of its integrity. Of even more importance is the environmental fragility of the Garnier's Bayou headwaters.
There is an old cemetery and homestead site located within the Poquito site. Does the Air Force have an obligation to preserve and protect those areas? Camp Pinchot is a National Historic District. What measures will be taken to preserve that status?
Please provide a list of the cultural resources that "have been identified at several of the existing housing areas and at various areas available for housing development" along with your proposed methods of mitigating any adverse impact to those resources.

BIOLOGICAL RESOURCES (ADDRESSED IN SECTION 3.6 & 4.6 OF EIS)

Comment
<p>This idea [to develop housing for military families on Eglin property at Camp Pinchot] should be resisted for several reasons:</p> <ul style="list-style-type: none"> - The area south of Lewis Turner Boulevard is one of few on the Eglin Reservation that is neither an active weapons range nor open to human access. This makes it an ideal refuge for certain animals that can thrive only in undisturbed places.
Development of multi-family dwellings would change the area [the Longwood subdivision] so drastically that it would not be compatible for wildlife or fish.
By building in these areas [the west side of Garniers Bayou in the Camp Pinchot area and the north area of Longwood Subdivision], the bay would become polluted with excess boating traffic and the animals and plant life would be totally destroyed.
Please consider the runoff into this pristine area of the [Garniers] Bayou and its ramifications on the marine life.
<p>As for the 5 alternatives requiring the use of currently undeveloped land, nearly every environmental issue to be studied will show negative, and in some areas, even disastrous impact. Most of this damage will be to Garnier's Bayou and the surrounding wetlands and woodlands...The addition of a housing area 700 to 1,964 units anywhere in the proposed off-base locations would bring a density of population and land and water use which would destroy this bayou and the habitat it supports. Other considerations include:</p> <ol style="list-style-type: none"> Increased noise due to construction, traffic and water use Loss of cultural resources, including historic homes and cemeteries Adverse impact on wildlife, including land and marine animals, as well as hawks, eagles, owls and many other species Decrease in water quality of Garnier's Bayou (currently one of the best in the county) due to increased use, runoff and erosion Socioeconomic impact to surrounding neighborhoods due to higher density and transient nature of a military housing facility, especially when the oversight of the housing is in the hands of a private landlord rather than the military, as exists with on-base housing (i.e. Upkeep and infrastructure) Expense to government/taxpayers associated with new infrastructure
Don't build additional housing in the Camp Pinchot area. Aside from the historical value to this area, the woods are full of wildlife, which should be taken into consideration
The Poquito Bayou Alternative will impact wildlife and the environment.
We object to the many units of housing to be built on Camp Pinchot and reservation around Chula Vista Bayou because of the environmental impact it will have on woods and the small bayou (including red-headed woodpeckers, birds and bears).
Building in the Camp Pinchot area might destroy the beautiful natural forest, the animals' homes and not to mention how the bayou will be affected by all the runoff of the 700 homes which are proposed to be built in that area.
<p>The proposed Governmental Housing Project for Camp Pinchot and surrounding areas will effect our community on several levels:</p> <ul style="list-style-type: none"> - The wildlife will be destroyed; no longer will the bayou be a haven for birds, fish, and dolphins.
<p>Replacing the forested tract [Camp Pinchot] with paved streets, driveways and house foundations will:</p> <ul style="list-style-type: none"> - significantly increase negative environmental impact on the bayou - destroy a special wildlife habitat - compromise the security of Camp Pinchot
<p>What would be the level of impact from the dramatic increase in run-off of the sediment into the Garnier Bayou biological community?</p> <p>As part of the EIS, will there be an estimate of the increase in sediment runoff over time and the impact to the Garnier Bayou biological community? What is the cumulative assessment of the impact from the increased foot traffic, sediment load, recreation, and fishing on the biological resources of the Garnier Bayou area?</p> <p>Will the EIS develop an index of terrestrial and aquatic wildlife present in the areas of the proposed construction and the adverse impacts the construction will have on the identified wildlife ecosystems? As part of the EIS, will an Ecological Risk Assessment be developed for determination of action levels for different possible contaminants</p>

Comment
entering Garnier Bayou from the housing developments? As part of the EIS will there be an establishment of a monitoring system to determine the level of impact to the biological resources over time?
How will you determine whether threatened or endangered species may be present and how will you protect them if they are present? Will other-than-Air Force biological experts be allowed to examine these sites for the presence of threatened or endangered species? Will you consider jointly surveying these sites with experts retained by the residents of adjacent areas prior to your final decision regarding the presence of these species?
Pitcher Plants also reside in areas that will be impacted by development of the Pinchot and Poquito sites. How will you mitigate any damage to this endangered species?
At the recent site meeting, Mike Spaits stated essentially that we should understand that even if endangered or protected species are in the proposed sites, it does not mean those sites will not be developed.
These areas [Camp Pinchot areas] have had and still have endangered species including Indigo snakes, woodpeckers, frogs, and Bald eagles.
a. Would destroy hundreds of acres of undeveloped Woodlands.
b. The area is filled with wildlife and birds. Just last week, I saw a young Doe (deer) grazing along side Poquito Rd.
One of the first statements was that there were no endangered species identified in our area. I do remember that we did have a large woodpecker.
Approximately 100 acres of woodland area exists near the existing Commando Village housing area on Martin Luther King.
If you put any amount of units, 700, 1,100, 1,200, all of them in there, you're going to ruin the last pristine part of Choctawhatchee Bay. And myself, I've been back in that area. I've seen eagles, red headed woodpeckers, trout, white trout, and speckled trout at Garners Bayou. There are all kinds of migrating birds that migrate there in the wintertime.
The 1,964 houses could be built on half that acreage. So we can't understand why the Air Force would want to go into new environmentally sensitive areas and build there.
There are all kinds of wildlife in there that depends on that land/water contrast [at Garnier's Bayou] to survive.
In the Poquito Bayou expansion alternative, I think the species and species habitat was not fully evaluated. There are currently endangered species in this area.
The head of Garniers Bayou is the only remaining natural Longleaf forest refuge in this region. Few people disturb the area because it is protected by Eglin AFB. The dense forest serves as a buffer zone. Wildlife thrive there and some are on the threatened or endangered lists. I have personally witnessed Florida black bear, palliated woodpeckers, a large (approximately 80 lbs.) tan cat with a very long tail (possibly a panther). American bald eagle and also alligators, otters, dolphins, white pelicans, osprey, deer, great horned owl, turtles, frogs, lizards, redfish two feet long, sturgeon. During hurricanes, which are a seasonal occurrence here, Garniers Bayou is a safe harbor to many water animals. The quiet waters are also a safe harbor to birthing dolphins and their young.
My main request is that a significant buffer between the housing and water be maintained in a natural condition. It is necessary to have a significant natural buffer to keep storm water runoff out of the bayou. Storm-water runoff is the most significant factor in the loss of sea grasses and conditions that lead to red tide outbreaks.
The handout at the scoping meeting stated that threatened and endangered species were not expected to be negatively impacted by this action. I believe the opposite is true and further study should be made to determine the negative impacts not only to threatened and endangered species but also to the water quality of the bayou in general.
The construction of this incredibly high amount of housing units on the bayou would certainly affect both the wildlife and fish population in a serious way. It is my understanding that many of the fish species need grassy areas to reproduce, and with houses come seawalls and the destruction of all the wildlife's natural habitat.
If 700 units of MFH are located in the Camp Pinchot expansion area, what impact will that have on the alligator population? Will they become more visible? Will their presence reduce our ability to safely use the water around the Camp Pinchot expansion area for recreation? Will the proximity of 700 military families, and consequential contact with the alligators reduce the alligators' fear of humans, and result in dangerous contact with children and pets, similar to what happened in south Florida when humans and alligators habit the same area? How much will my taxes go up in the future to pay for any required alligator control as a result of the MFH in the Camp Pinchot expansion area?
The waterfront there is probably the most pristine waterfront, if you drive around these bayous and the whole area.

Comment
The pristine water at the end there is a natural habitat for a lot of birds and the animals that are down there. If you put a massive influx of people in Poquito Bayou area, it will affect the environment in a negative way just by sheer use.
With the amount of acreage that is available for Eglin there seems to be property that's available that doesn't impact the waterfront, the birds and the neighborhood.
There are two bald eagles that kind of circle around the area. We'd hate to see them go away.
I would hate for that to impact the environment around the North Drive area. It's beautiful there, and we've seen lots of wildlife
It talks about creating a new green area/wildlife area. It will take years before the destroyed housing areas will sustain new wildlife, and years to have the plant growth that exists in the protected areas today. Another option should be added to consider rebuilding in the current location with minimal wildlife area destruction.
To destroy the natural forested area by installing paved streets and housing units would not only cause pollution of the waters of the bayou, but also displace the varied wildlife that live in our area.
With the concerns for the bayou's and bay's flora, fauna, and water conditions, I think it would be ecologically irresponsible to build at the head of Garniers Bayou.
The concentration of homes, the resulting congestion, the destruction of the last remaining habitat on this bayou and the run off from all the additional paved surface would destroy the Bayou and the eagles, ospreys, deer, raccoons, water fowl, and aquatic life that is left in this already highly developed area.
We are particularly alarmed that the Camp Pinchot area is being considered. The loss of this pristinely beautiful wilderness and its ecology in trade for housing with its congestion, pollution of the bay, and loss of animal life would be tragic.
<p>Alternatives One, Three, Four, Five, Six and Seven will have the following adverse/negative impacts:</p> <p>A. Surface water runoff during demolition, construction will pollute Poquito Bayou.</p> <p>B. Surface water runoff from new housing units will pollute Poquito Bayou.</p> <p>C. Removal of the forested areas will destroy habitat for a large number of animals including black bear, deer, and cockaded woodpecker. The presence of wildlife is an important aspect of the quality of life for residents currently living in these neighborhoods.</p> <p>The land clearing will also increase surface water runoff and eliminate the positive contributions of the forest to noise reduction and oxygen generation.</p> <p>D. The additional noise and traffic generated by the new housing units adjacent to Longwood subdivision would totally and irreparably alter the current peace and quiet of that neighborhood.</p>
If you were to take all the trees and build, the run off from that would kill our bayou.
As a resident in close proximity to the proposed military housing site in Camp Pinchot, I am concerned that this mass housing plan will effect the environment, specifically, the destruction of the wildlife and ecosystem currently inhabiting the area.
The construction of many boat docks will effect the surrounding duck nestings. The amount of boat traffic will definitely change the fishing and dolphin population.
Most of the proposals asked for 700 houses over I that area, and that's going to really affect the Garniers Bayou.
What would be the level of impact from the dramatic increase in run-off of the sediment into the Garnier Bayou biological community?
As part of the EIS, will there be an estimate of the increase in sediment runoff over time and the impact to the Garnier Bayou biological community? What is the cumulative assessment of the impact from the increased foot traffic, sediment load, recreation, and fishing on the biological resources of the Garnier Bayou area?
Will the EIS develop an index of terrestrial and aquatic wildlife present in the areas of the proposed construction and the adverse impacts the construction will have on the identified wildlife ecosystems? As part of the EIS, will an Ecological Risk Assessment be developed for determination of action levels for different possible contaminants entering Garnier Bayou from the housing developments? As part of the EIS will there be an establishment of a monitoring system to determine the level of impact to the biological resources over time?

Comment
How will you determine whether threatened or endangered species may be present and how will you protect them if they are present? Will other-than-Air Force biological experts be allowed to examine these sites for the presence of threatened or endangered species? Will you consider jointly surveying these sites with experts retained by the residents of adjacent areas prior to your final decision regarding the presence of these species?
Pitcher Plants also reside in areas that will be impacted by development of the Pinchot and Poquito sites. How will you mitigate any damage to this endangered species?
At the recent site meeting, Mike Spaits stated essentially that we should understand that even if endangered or protected species are in the proposed sites, it does not mean those sites will not be developed.

WATER RESOURCES (ADDRESSED IN SECTION 3.7 7 4.7 OF EIS)

Comment
This idea [to develop housing for military families on Eglin property at Camp Pinchot] should be resisted for several reasons:
1. Our bay needs the natural filtration provided by an undisturbed marshy shoreline, and regardless of how much setback in established and how careful the builders are, unnatural runoff will result.
The proposed building of military housing in this area [Camp Pinchot/Poquito Bayou alternative sites] promises destruction of a healthy, intact ecosystem. The runoff from the building process – addition of concrete and paving, installation of lawns and public grounds that demand watering and fertilization for continuation – are all factors that lead to the demise of existing healthy ecosystems.
The building of these proposed sites also presents the effects of increased water activity. The availability of powerboats and personal water crafts produce increased water and wave action on our shore lines – this increased use and abuse will be yet multiplied by the constant turnover of military residents. The accumulation of oil and fuel residue will be another factor contributing to the demise of our healthy bayou waters.
As for the 5 alternatives requiring the use of currently undeveloped land, nearly every environmental issue to be studied will show negative, and in some areas, even disastrous impact. Most of this damage will be to Garnier's Bayou and the surrounding wetlands and woodlands...The addition of a housing area 700 to 1,964 units anywhere in the proposed off-base locations would bring a density of population and land and water use which would destroy this bayou and the habitat it supports. Other considerations include:
<ul style="list-style-type: none"> a. Increased noise due to construction, traffic and water use b. Loss of cultural resources, including historic homes and cemeteries c. Adverse impact on wildlife, including land and marine animals, as well as hawks, eagles, owls and many other species d. Decrease in water quality of Garnier's Bayou (currently one of the best in the county) due to increased use, runoff and erosion e. Socioeconomic impact to surrounding neighborhoods due to higher density and transient nature of a military housing facility, especially when the oversight of the housing is in the hands of a private landlord rather than the military, as exists with on-base housing (i.e. Upkeep and infrastructure)
Expense to government/taxpayers associated with new infrastructure
This program would negatively impact the nearby civilian community and seriously degrade a pristine bayou with runoff, pollution, and increased boat and jet ski traffic.
Garniers Bayou cannot withstand the stormwater runoff and pesticide runoff caused by housing near it as mentioned in Alternatives One, Four, Five, Six, and Seven.
Camp Pinchot is a historical site, with adjoining wetlands that should be preserved.
Building in the Camp Pinchot area might destroy the beautiful natural forest, the animals' homes and not to mention how the bayou will be affected by all the runoff of the 700 homes, which are proposed to be built in that area.
The Proposed Governmental Housing Project for Camp Pinchot and surrounding areas will effect our community on several levels:
<ul style="list-style-type: none"> - Most importantly are the negative effects on our environment. Virgin waterfront property is scarce in the state of Florida, this being one of those spots.

Comment
- Water quality will be destroyed by runoff.
The water in the upper and (North) of Garniers Bayou is one of the cleanest in the area. It would subsequently be destroyed by such a large development.
The waterfront there is probably the most pristine waterfront, if you drive around these bayous and the whole area.
With the amount of acreage that is available for Eglin there seems to be property that's available that doesn't impact the waterfront, the birds and the neighborhood.
The two biggest problems you run into are stormwater and logistics for traffic.
If you're developing a site that's over 100 acres capacity, you'll have to retain 1 percent of the rainfall on that acreage in retention ponds, and stormwater basins. With 8.9 million square feet of impermeable surface, a 1-inch rainfall is going to generate about 5.5 million gallons of runoff water that has to be dealt with. If you get beyond your saturation point in your soils, you get a lot of rain, then you have weir systems and so forth that discharge water out of these retention basins to the surface water body, which would be Garniers Bayou and Poquito Bayou. Now you have a large influx of fresh water into these bayous, which you know, would affect fishing. It would also result in transport of herbicides, fertilizers, pesticides, animal waste, road grime, oil, and everything else that comes from vehicles and subdivisions.
The water quality is terrible and the runoff is terrible. Coming down now, they'll trample the trees. I can't understand where they're going to put retention ponds. What are they going to do, pump all this stuff out? It makes no sense building right next to the waters around here. They've got tons of land off the waters so they can put retention ponds in.
The water runoff into the bayous from housing development would impact the current state.
In choosing where to build new housing, it is very important to minimize the impact on our waters. I think it preferable to have the new housing on base, but if some must be built off base near the water the Camp Pinchot area seems best.
The handout at the scoping meeting stated that threatened and endangered species were not expected to be negatively impacted by this action. I believe the opposite is true and further study should be made to determine the negative impacts not only to threatened and endangered species but also to the water quality of the bayou in general. A docking facility is proposed for those 700 units and the negative impact of this facility on the bayou and the headwater eco-system will be tremendous. Boat traffic and pollutants will not be mitigated in any way of fashion and this will destroy the bayou and the headwaters.
We need to preserve the quality of water in Florida. Any new construction must address this.
The additional building will impact the water quality in Garnier's bayou to the point that the bayou will not be inhabitable. Additional housing will completely disrupt that sensitive balance and make the water quality such that it will not be useable. The wildlife and sea life will never be changed with the construction planned?
The environmental effects could be staggering if you consider the traffic increase in that area (both on the water and on the road) as well as the pollution that comes with such a development through storm water runoff. The additional stress of runoff and pollution associated with 2600 new houses will destroy Garnier's Bayou.
With the concerns for the bayou's and bay's flora, fauna, and water conditions, I think it would be ecologically irresponsible to build at the head of Garniers Bayou.
I request that the proposed "Camp Pinchot" alternatives be abandoned. The historical significance of Camp Pinchot itself calls for special preservation of its integrity. Of even more importance is the environmental fragility of the Garnier's Bayou headwaters.
We are particularly alarmed that the Camp Pinchot area is being considered. The loss of this pristinely beautiful wilderness and its ecology in trade for housing with its congestion, pollution of the bay, and loss of animal life would be tragic.
<p>Alternatives One, Three, Four, Five, Six and Seven will have the following adverse/negative impacts:</p> <p>A. Surface water runoff during demolition, construction will pollute Poquito Bayou.</p> <p>B. Surface water runoff from new housing units will pollute Poquito Bayou.</p> <p>C. Removal of the forested areas will destroy habitat for a large number of animals including black bear, deer, and cockaded woodpecker. The presence of wildlife is an important aspect of the quality of life for residents currently living in these neighborhoods.</p> <p>The land clearing will also increase surface water runoff and eliminate the positive contributions of the forest to noise reduction and oxygen generation.</p>

Comment
D. The additional noise and traffic generated by the new housing units adjacent to Longwood subdivision would totally and irreparably alter the current peace and quiet of that neighborhood.
The land and shoreline directly around Garniers Bayou have significant vertical relief and sediment transport during precipitation events would likely be difficult to control. What would be the methodologies associated with the control of sediment transport during construction activities?
What mitigation measures will be implemented to prevent siltation of the bayou from construction or afterwards?
Based on the proposed high density of homes in the military housing areas, there is a high probability that the storm water entering Garniers Bayou will contain notable amounts of fertilizers, herbicides, pesticides, sediment, petroleum, compounds, and other contaminants associated with large neighborhoods and their associated vehicles and paved areas. As part of the EIS, will there be an evaluation concerning concentrations of these contaminants entering Garniers Bayou? In addition, will the EIS determine the effect of large quantities of fresh water entering into the saltwater/brackish water community of the Bayou?
What will be the water supply for irrigating the lawns and landscapes? If the surficial aquifer is to be utilized, then significant amounts of groundwater will be withdrawn from areas where infiltration rates have already been reduced by existing housing developments. How will the reduced infiltration rates and increased withdrawal rates affect the levels of the groundwater table in the area? Will changes in the local groundwater table affect the irrigation systems of the current residents living around the proposed housing developments? Is saltwater intrusion into the surficial aquifer a risk due to the increased withdrawal rates? If the surficial aquifer is not to be utilized, will the public potable water supply be used for irrigation? If potable water is used, then will the EIS assess the impact of the already diminished potable water sources of Okaloosa County?

SOILS (ADDRESSED IN SECTION 3.8 & 4.8 OF EIS)

Comment
We ask that you require and implement excessive retention capacity to prevent erosion and siltation of the Bayou. Just as a “safety factor” is used in the design strength of concrete or steel structures, such an “over design” should certainly be implemented here for stormwater retention.
Simply installing silt fence and hay bales does not work well, and surely will not here, with the extremely sandy soil and steep slopes.
Even after construction is completed and some grassing established, the slopes and sandy soils on these sites will continue to erode. These eroding soils must be captured on site to prevent pollution of Garniers Bayou

AIR QUALITY (ADDRESSED IN SECTION 3.9 & 4.9 OF EIS)

Comment
This idea [to develop housing for military families on Eglin property at Camp Pinchot] should be resisted for several reasons:
- This land at Camp Pinchot and along Garniers Bayou lies <i>due south and directly in the smoke path</i> of a large tract of longleaf pine forest.
Idling cars waiting to enter the base will also add pollution to the air and wear and tear on the highways.
We encourage you to disallow any open burning of any kind on these sites, even if permitted by the Forestry Service or Jackson Guard. Will you implement such measures, and who will be responsible for enforcing those requirements?
Construction traffic and construction operations will create fugitive dust emissions. The only practical, environmentally friendly way to prevent such emissions is to keep traveled paths wet, or to place an adequate thickness of mulched wood material, which also provides stability for temporary traffic.

HAZARDOUS MATERIALS/WASTE (ADDRESSED IN SECTION 3.10 & 4.10 OF EIS)

Comment
We suggest that you require all construction fuel storage other than small “gas cans” to be stored in “double-wall” tanks or enclosed by impermeable (concrete floor and walls) dikes for their full capacity.
How will you prevent hazardous materials/waste from occurring on this site during construction and after occupancy?
As part of the EIS, will an in-depth survey of the proposed areas be conducted for determination of yet undiscovered IRP eligible sites?
As part of the EIS, please address whether sediment sampling will be conducted in the deltas of these two creeks for determining possible contamination levels.
Based on the proposed high density of homes in the military housing areas, there is a high probability that the storm water entering Garniers Bayou will contain notable amounts of fertilizers, herbicides, pesticides, sediment, petroleum, compounds, and other contaminants associated with large neighborhoods and their associated vehicles and paved areas. As part of the EIS, will there be an evaluation concerning concentrations of these contaminants entering Garniers Bayou? In addition, will the EIS determine the effect of large quantities of fresh water entering into the saltwater/brackish water community of the Bayou?
If you find something outside of an active range, it becomes an IRP site. And now, even though it may not be something, the methodology for investigating it is long and drawn out.

SOLID WASTE (ADDRESSED IN SECTION 3.11 & 4.11 OF EIS)

Comment
Has there been an impact analysis on the adopted level of service of solid waste? What will be the route of the garbage trucks in and out of the MFH areas? Will existing subdivision streets be used?
Solid Waste Disposal. What new private hauler will contract out this disposal of waste materials and trash? Who will pay for this service and most importantly, where will it all go?

NOISE (ADDRESSED IN SECTION 3.12 & 4.12 OF EIS)

Comment
The increase in traffic – which is already too heavy – would be tremendous and would ruin the quiet nature of our neighborhood.
The proposed new Air Force housing will increase environmental, noise, and transportation pollution unless significant infrastructure changes are made to compensate for such.
As for the 5 alternatives requiring the use of currently undeveloped land, nearly every environmental issue to be studied will show negative, and in some areas, even disastrous impact. Most of this damage will be to Garnier’s Bayou and the surrounding wetlands and woodlands...The addition of a housing area 700 to 1,964 units anywhere in the proposed off-base locations would bring a density of population and land and water use which would destroy this bayou and the habitat it supports. Other considerations include:
<ul style="list-style-type: none"> - Increased noise due to construction, traffic and water use - Loss of cultural resources, including historic homes and cemeteries - Adverse impact on wildlife, including land and marine animals, as well as hawks, eagles, owls and many other species - Decrease in water quality of Garnier’s Bayou (currently one of the best in the county) due to increased use, runoff and erosion - Socioeconomic impact to surrounding neighborhoods due to higher density and transient nature of a military housing facility, especially when the oversight of the housing is in the hands of a private landlord rather than the military, as exists with on-base housing (i.e. Upkeep and infrastructure) - Expense to government/taxpayers associated with new infrastructure
The proposed Governmental Housing Project for Camp Pinchot and surrounding areas will effect our community

Comment
on several levels: - Traffic and noise and negative commercial development are also of great concern.
Alternatives One, Three, Four, Five, Six and Seven will have the following adverse/negative impacts: A. Surface water runoff during demolition, construction will pollute Poquito Bayou. B. Surface water runoff from new housing units will pollute Poquito Bayou. C. Removal of the forested areas will destroy habitat for a large number of animals including black bear, deer, and cockaded woodpecker. The presence of wildlife is an important aspect of the quality of life for residents currently living in these neighborhoods. The land clearing will also increase surface water runoff and eliminate the positive contributions of the forest to noise reduction and oxygen generation. D. The additional noise and traffic generated by the new housing units adjacent to Longwood subdivision would totally and irreparably alter the current peace and quiet of that neighborhood.
Clearing of the Camp Pinchot and Poquito Bayou Military Family Housing sites will remove natural vegetative buffering and, as a result, increase noise to the adjacent residential areas due to 1) aircraft engine noise from the runways and jet engine run-up stands barely two miles away, 2) highway traffic noise from Turner Boulevard less than ¾ miles away, and 3) bombing noise and percussion impact. How will you mitigate these adverse impacts of increased noise levels and their resulting nuisance form removal of existing natural vegetation? Who will be responsible for doing so? Who will monitor to make certain mitigation efforts are implemented and maintained? Who can citizens contact in case of your failure to perform the mitigation duties? How will you mitigate the noise during and after this construction? Will construction activity be limited to certain hours, such as 8 a.m. 'til 5 p.m. and excluding legal holidays, for example? Who will be responsible for doing so? Who will monitor to make certain mitigation efforts are implemented and maintained? Who can citizens contact in case of your failure to perform the mitigation duties?
Recreation noise will increase as a result of planned boat ramps, and large, multi-boat docks. How will you monitor, control, and mitigate increased noise problems if those facilities are constructed? Will you limit operational hours of boat ramps, docks, etc. to from daylight to 10 p.m., for example? Who will monitor to make certain mitigation efforts are implemented and maintained? How can we be assured there will be no boat-launching ramps constructed on Garniers Bayou in the future even though not currently planned?
The noise level would increase from SR 189 to the bayous.
If the proposed off base housing project goes through, the neighborhoods that surround the sites will be transformed from quiet bedroom communities into 24 hour noise and traffic, which Will adversely affect property values.

SAFETY (ADDRESSED IN SECTION 3.13 & 4.13 OF EIS)

Comment
My reasoning for not constructing these units near the Longwood subdivision area are as follows: - For security reasons, the housing should be built on base
Replacing the forested tract [Camp Pinchot] with paved streets, driveways and house foundations will: - significantly increase negative environmental impact on the bayou - destroy a special wildlife habitat - compromise the security of Camp Pinchot
After today's accident and numerous others, which have occurred along Lewis Turner Boulevard outside the base, the concern of TRAFFIC moves to the top of any list. Our vote is for Alternative 2. While Alternatives 3 and 4 are worthwhile, an acreage problem could occur with Alternative 3 if they plan to build all 1,964 unites within the 680 acres allotted, and the potential historical nightmare with Alternative 4 if they demolish Camp Pinchot.
Will the impact of crime be evaluated? Will the sheriff department now have to increase patrols in those housing areas? How will it impact their manning and budget constraints?
Turner Boulevard is a heavily traveled highway and is dangerous for pedestrians and bicycle traffic. How will children get from the MFH to their schools? What route will they take? Will existing subdivision streets be utilized? How will children get to the main base for recreational activities?
During all construction activities, all burning methods on the site should be prohibited, for it creates the potential

Comment
for fires spreading to adjacent properties, homes, and vegetation.
If the Poquito option was chosen what sort of considerations will be taken into thought for the people who live in that area as far as lighting, and access, and fencing? What is the buffer area between the north area, from the North Drive area and also the housing units?
If “missions” are proposed to change (i.e. The need for more space) how does privatization of housing help families? This will be more vulnerable and unprotected and considering the current missions at the 2 bases, I can’t see how this is better.
Can’t privatized housing include gated communities? If not, why?
Police Protection. How and who will pay for this? Are AP’s going to police the site? Who will have jurisdiction?
Fire Protection. How and who will pay for this service?
Emergency Management Services. How and who will pay for this service?
Hurricane evaluation. How and what agency will handle this? Where is the evacuation plan for the development?
Relocating the housing off base could mean a long wait in line during elevated terrorist risk levels, especially when the line would include non-service personnel who have business on base or who are simply visiting.
If 700 units of MFH are located in the Camp Pinchot expansion area, what impact will that have on the alligator population? Will they become more visible? Will their presence reduce our ability to safely use the water around the Camp Pinchot expansion area for recreation? Will the proximity of 700 military families, and consequential contact with the alligators reduce the alligators fear of humans, and result in dangerous contact with children and pets, similar to what happened in south Florida when humans and alligators habit the same area? How much will my taxes go up in the future to pay for any required alligator control as a result of the MFH in the Camp Pinchot expansion area?
There will be a constant inexperienced boating population caused by boat docks associated with the Camp Pinchot expansion area. This inexperience, coupled with an increase in the boat population would result in an increase in marine enforcement and accident investigation by the Sheriff, Florida Marine Patrol, and Coast Guard. How much of an increase in taxes will I be required to pay to provide the enforcement caused by boat docks in the Camp Pinchot expansion area?
These docks would require additional enforcement and investigative expenses caused by the way access from the water. How much would my taxes go up because of additional county and other law enforcement people required because of the boat dock access to the MFH units at the Camp Pinchot expansion area?

CUMULATIVE IMPACTS (ADDRESSED IN CHAPTER 5 OF EIS)

Comment
Has the Air Force actually considered the environmental impact of housing on Garniers Bayou, the most pristine in Florida?
The proposed building of military housing in this area [Camp Pinchot/Poquito Bayou alternative sites] promises destruction of a healthy, intact ecosystem. The runoff from the building process – addition of concrete and paving, installation of lawns and public grounds that demand watering and fertilization for continuation – are all factors that lead to the demise of existing healthy ecosystems.
If you put a massive influx of people in the Camp Pinchot area and the Poquito Bayou area, it will affect the environment in a negative way just by sheer use.
With the amount of acreage that is available for Eglin, there seems to be property that’s available that doesn’t impact the waterfront, the birds, and the neighborhood.
The magnitude of the development’s impact on the surrounding area, no matter where this off-base housing is located, must be comprehensively reviewed prior to making any final decision regarding an acceptable site.

-----Original Message-----

From: acharb

Sent: Thursday, March 04, 2004 6:54 AM

To: Julia.cantrell@brooks.af.mil

Subject: Garnier's Bayou

I am very dissapointed to hear of the military's privatized housing plan for Garnier's Bayou. Either the military should provide the housing, or let them purchase homes on their own - the good old-fashioned way. What is the governments intent here? At a minimum the AF needs more effective communications on this issue!

Message

Page 1 of 1

-----Original Message-----

From: Christina Larson

Sent: Tuesday, March 02, 2004 12:28 PM

To: Julia.cantrell@brooks.af.mil

Subject: Eglin AFB housing proposals

Dear Ms. Julia Cantrell,

This letter is written in regard to the military housing development proposals for Eglin AFB and Hurlburt Field personnel. First, with infrastructure and security already in place, it is most reasonable to rebuild base housing on base. The Poquito off-base location that is already established on military reservation land fronting Poquito Bayou is another practical place to build for similar reasons. However, the existing development there was completed in 1976 and appears in good condition (20 years newer than my own home); demolishing all those houses seems extravagant and highly questionable.

The proposals to develop Camp Pinchot and vicinity along the Garniers Bayou pristine shores is outrageous for many reasons. The Camp Pinchot house was originally residence to the supervisor of the Choctawhatchee National Forest before the forest was allocated to the military. That house, occupied by a consecutive series of USAF Generals over the years, is either an historic landmark or it ought to be.

The head of Garniers Bayou is the only remaining natural Longleaf forest refuge in this region. Few people disturb the area because it is protected by Eglin AFB. The dense forest serves as a buffer zone. Wildlife thrive there and some are on the Threatened or Endangered lists. I have personally witnessed Florida black bear, Piliated Woodpeckers, a large (approximately 80 lbs.) tan cat with a very long tail (possibly FL panther), American Bald eagle, and also alligators, otters, dolphins, white pelicans, osprey, deer, Great Horned owl, turtles, frogs, lizards, redfish two feet long, sturgeon, ... During hurricanes, which are a seasonal occurrence here, Garniers Bayou is safe harbor to many water animals. The quiet waters are also safe harbor to birthing dolphins and their young.

Please do all you can to help Eglin AFB preserve Garniers Bayou and Camp Pinchot, a rare vestige of Choctawhatchee National Forest.

Thank you,
Christina Larson

3/11/2004

From the Desk of:
Malcolm H. Foley

DATE: March 3, 2004

TO: Ms. Julia Cantrell
HQ AFCEE/ISM
3300 Sydney Brooks Road
Brooks City-Base, Texas 78235-5112

SUBJECT: Military Family Housing DCRL Program
Eglin AFB and Hurlburt Field, Florida

INTRODUCTION:

This letter is in response to a scoping meeting which I attended and spoke at regarding the EIS for the subject. I believe the basic goal to upgrade the military's family housing on and off base is justified and commendable. I have first hand knowledge of these out dated and in some instances unacceptable conditions and applaud any and all attempts whether by the federal government or the private sector to provide fair and decent living conditions for our armed services and their families. I believe cluster housing that has been built at the Poquito Bayou site is an admirable housing type. If the proposed new housing units could be enlarged for families with more than two (2) children and upgraded to provide more modern amenities, such as higher ceiling heights, 3 & 4 bedrooms, garages or double carports, private back yards, etc., these residences could be a leader in the industry. Duplex and triplex units would be preferred over the 6+-unit townhome style that is prevalent in Okaloosa County.

Nonetheless, I have several concerns with the preferred site #4 (Camp Pinchot), and I have elaborated furthered below.

SITE DESCRIPTION #4:

The preferred site #4 (Camp Pinchot and surrounding area), is approximately 220 acres of pristine mixed forest with approximately one (1) mile of waterfront along the west bank of the Garnier Bayou waterway. The head waters of the bayou is fed by two (2) fresh water streams, the Lightwood Knot Creek (also connected to Timber Lake) and Garnier Creek. The land surrounding this area is marsh and considered a wetland. The water level in this area is shallow with grass beds which support many marine species including Red Fish, White Trout and Speckled Trout. Many various minnow species are prevalent here and dolphin have been seen fishing throughout this bayou. This eco system is similar to the Apalachicola River basin, only on a smaller scale. Currently, many bird species including eagles (osprey have been seen in trees lining the headwaters), hawks, red-headed woodpeckers, and water fowl including brown pelicans and various migrating birds such as mallards and geese utilize this area and Area #1 for habitat. Deer, fox, squirrels, opossum, raccoon, bear and many more land animals inhabit this area and rely on this eco system for food and drink. The Okaloosa Darter may inhabit the Creeks.

DISCUSSION:

Where are the comments from Jackson Guard?

The hand-out at the scoping meeting stated that threatened and endangered species were not expected to be negatively impacted by this action. I believe the opposite is true and further study should be made to determine the negative impacts not only to threatened and endangered species but also to the water quality of the bayou in general.

A docking facility is proposed for these 700 units and the negative impact of this facility on the bayou and the headwater eco-system will be tremendous. Boat traffic and pollutants will not be mitigated in any way or fashion and this will destroy the bayou and the headwaters. Make no mistake about it. The continued destruction of the North Poquito Bayou is a primary example of poor waterfront planning, or in this particular case no planning. This condition can still be resolved with proper environmental controls, such as limited pedestrian access to the waterfront and the establishment of a no wake zone or even better, yet, no motorized watercraft in that finger of the Bayou except for residents. For example, a linear dock that projects 10 ft. from the shore and runs 40 ft. along the waterfront could provide adequate passive recreational opportunities, such as, fishing, swimming, sun bathing, etc., and still limit the negative impact on the shoreline that is now caused by indiscriminate use of the shoreline and surrounding area. Formalize the pedestrian access to this marine structure with the housing units and the negative impacts would be minimized to acceptable levels, instead of the existing haphazard pedestrian trails that honeycomb the upland and disturb the natural habitat. Under no circumstances should a boat launch be provided.

In the event stormwater run-off is controlled on site, the potential for over-flow is always present and this is typically an acceptable standard, no matter what the negative effect might be on the adjacent waterway. It is considered ok.

Also, if this site is approved, a new traffic light will most likely be located at the intersection of Camp Pinchot Road and Lewis Turner Blvd. (SR 189) at the top of the hill. Currently the road drainage system flows directly into the two creeks and seems to have not significantly negatively effected the waterways, to date. Understandably, this may be attributable to the fact that vehicles do not stop along this section of the highway and the opportunity for vehicle related pollutants to drop onto the pavement is not present. However, once the stoplight is operational, hundreds of vehicles per day will be stopped by the light and the negative affects of pollutants entering the headwaters, including the wetlands, will be greatly accelerated by this proposed development. FDOT standards for drainage will probably be met, but what mechanism or what agency will address and mitigate this pollution issue? FDOT? FDEP? **And most importantly, who will take responsibility for the destruction of the last pristine finger of Garnier Bayou?**

OTHER GENERAL OBSERVATIONS, SUGGESTIONS AND COMMENTS:

The following issues were not addressed at the scoping meeting or within the hand-outs:

1. Camp Pinchot is a historic site. The Federal Government is not immune from its own laws and the Sec. of the Interior Standards for the demolition of the historic structures and the historic site apply. How will this be handled? Is it wise to simply erase an important part of our history without a bona fide justification?

2. Infrastructure. Who will build, maintain and operate the infrastructure, including, but not limited to, the drainage systems, sidewalks, docks, streets, exterior lighting landscaping, etc?. Who pays for this?
3. Potable water. Where will this come from? The Okaloosa County system is operating close to capacity and the projections for future residents is scary. Who will pay for this new facility and what are the impacts on the existing potable water system?
4. Sanitary Sewer. Where will this be treated? The current Okaloosa county system can not handle an impact from a small town just plopped down anywhere in the county. Septic tanks are illegal. Who will pay for this new facility?
5. Solid Waste Disposal. What new private hauler will contract out this disposal of waste materials and trash. Who will pay for this service and most importantly, where will it all go?
6. Storm Water Retention. Although I have already hit this issue briefly, since this area is on a watershed, how will the storm water be controlled on-site?
7. Educational System. Where are the children going to go to school and how will they get there? Buses? Who will pay for any negative affects of the Okaloosa County School District. Currently, elementary students walk to school at Eglin and high school students are bussed to Niceville HS. I think junior high is at Meigs in Shalimar. Hurlburt Field education?
8. Police Protection. How and Who will pay for this. Are AP's going to police the site? Who will have jurisdiction? Who are you gonna' call, "Ghost Busters?"
9. Fire Protection. How and Who will pay for this service.
10. Emergency Management Services. How and Who will pay for this public service?
11. Hurricane Evacuation. How and what agency will handle this? Where is the evacuation plan for the development? Who will give the order to evacuate? The Hurricane Opal debacle comes to mind.
12. Transportation, Traffic Impact and Level of Service. You just can't build a small town of 700 units with 2,100 to 3,000 persons, 1,200 vehicles and 200 boats and/or jet skis and not mitigate the land and water transportation issues. At least one (1) traffic light will be required and decelerator and accelerator lanes will be required. This section of SR 189 is already heavily traveled at peak hours and may need widening or a reduction in the speed limit to accept the additional volume of vehicles. Pollutants from highway run-off entering the Garnier Bayou have already been discussed, but this issue is a major concern.
13. Boat traffic. Personal watercraft including jet skis in the bayou will be greatly increased beyond the volumes already present. Many private watercraft already utilize this waterway and the congestion from additional watercraft from the proposed development will have negative impacts on the surrounding single family neighborhoods including increased noise and waterfront destruction from excessive wave and wake action. In essence the quality of life for the existing waterfront homes will decline. The affect on marine species will be catastrophic.
14. Ad Valorem Taxes. There won't be any. Since the development is on Federal land, there will not be any ad valorem taxes generated for any of the usual public services and special taxing districts.
15. Overall Security Plan. Question. Is it wise to put all your eggs in one (1) basket. Would it not be prudent to spread out these off-base housing units so as not to provide one (1) target? Even from a management standpoint, bigger is not always better.

16. Building Code. What code will the new units be built to? Who will inspect the work and provide the final inspections and Certificates of Occupancy? If special inspectors are hired by the developer to oversee the construction, isn't that letting the fox watch the chicken coup? Hurricane Andrew brought to light the inequities fostered by poor construction performance and lack of proper inspections.

CONCLUSION:

Based on the above, I believe the reader can begin to understand the impacts from the above proposal. I firmly believe the USAF is pursuing a justified goal, but I believe the magnitude of the development's impacts on the surrounding area, no matter where this off-base housing is located, must be comprehensively reviewed prior to making any final decision regarding an acceptable site. By answering the questions, the development takes on its own momentum regarding the ultimate site location.

RECOMMENDATION:

In order to reduce infrastructure costs and help to mitigate the negative impacts I believe are associated with Site #4, I propose the following comments:

1. Build these new units in a style and function to be proud of. Think outside the box. Be a leader and show the rest of the nation how a joint public and private sector partnership can combine their efforts for quality development. Don't sell out to development pressure.
2. Re-build the existing Eglin Housing and spread it out to relieve congestion.
3. Re-build the existing Hurlburt Field Housing south of Highway 98 spread it out to relieve congestion.
4. Re-build the Poquito Bayou site (150 units) and improve the waterfront access as described, herein. Make this housing available on a merit basis for top performers.
5. Build 150 units north of Sunset Lane and south of N. Poquito Bayou Road (250 acres) within the Poquito Bayou Expansion site with access from Sunset Lane and North Poquito Road. (Note there is an Asphalt Plant west of the U of Florida graduate site.)
6. Build no more than 300 units west of the Camp Pinchot historic site on approximately 200 acres upland from the waterfront. Push the new units as far west as possible. Provide a buffer between the existing single-family neighborhood and the new development. Reserve a 20 acre strip along the waterfront in its natural state to help prevent any run-off from entering the bayou from the new development. Restrict access to the waterfront and under no circumstances permit a boat launch facility, docking access, or boat slips here. There is an existing natural beach which could be utilize for passive waterfront activities (Girl Scout Camp utilizes this beach). Restrict access to all other waterfront areas. Create a no-wake zone in the north end of the bayou.
7. Adaptive re-use of the 4 units at the Camp Pinchot historic site could include an educational instructional facility for the general public and school system regarding our fragile environment's eco-systems and how urban sprawl and poorly planned development have destroyed our natural habitat. Camp Pinchot provides a rare window into these eco-systems that is readily available by looking out across the headwaters of Garnier Bayou.

Thank-you for this opportunity to express my opinions and concerns.

From the Desk of:
Malcolm H. Foley

DATE: March 5, 2004

TO: Ms. Julia Cantrell
HQ AFCEE/ISM
3300 Sydney Brooks Road
Brooks City-Base, Texas 78235-5112

SUBJECT: Final Comment
Military Family Housing DCRL Program
Eglin AFB and Hurlburt Field, Florida

There is one comment I omitted from my previous correspondence and I would like to express it here.

17. Equal Opportunity and Quality of Life. Competition is the backbone of Democracy. In my recommendations, I have suggested that the development sites be dispersed to lessen the impacts. Along that same vein, I also suggest that the Construction/Management Firm for this project be split up among the low 3 or 4 bidders. In this manner, the opportunity for local construction and management establishments to build and manage a portion of the total housing units, and thus reap the profits, would be provided. The income would remain local. If the USAF contracts with one (1) construction/management conglomerate firm for the whole deal, I know of no local entity that could fathom such a massive undertaking. Also, the management firm needs to be on a more personal level to improve the landlord/tenant relationship as the units mature and the need for repairs increases. It would be a monumental task for one firm to successfully manage 2,500 units within one or multiple sites (as the USAF already knows). I am afraid the quality of life for the families involved would needlessly suffer for the short sightedness regarding this management proposal. At least the tenants would not feel like they are up against a faceless corporation when the management is of a more local nature. I guess what I'm trying to say, is, again, bigger is not always better. When the management firm is more concerned about collecting the rent and their fee, then the quality of life for the tenant will decline. What safeguards will there be for the USAF households regarding rent controls and maintenance when required? Although the USAF is trying to remedy its Housing issues through "Privatization," the whole idea may come back to haunt them. It may be better to let the private sector build the housing units, but leave the management to the USAF.

Thank-you again for this opportunity to express my opinions and concerns regarding this matter.

WRITTEN COMMENT FORM Military Family Housing Demolition, Construction, Renovation, and Leasing Program Eglin AFB and Hurlburt Field, Florida

Location: EGUN

Thank you for your input.

Date: 23 FEB 04

PLEASE PRINT LEGIBLY.

ANOTHER ALTERNATIVE SHOULD BE CONSIDERED. USE THE BLOCK OF LAND BOUNDED BY HIGHWAY 85, LEWIS TURNER BLVD AND GENERAL BOND RIVE FOR THE NEW HOUSING DEVELOPMENT. DO NOT DESTROY/ALTER THE PRISTINE SHORELINE OF KARNERS BATON, WHEN THERE IS PLENTY OF LAND AVAILABLE THAT WOULD NOT AFFECT EGLIN OR HURLBURT'S MISSION. IF MORE LAND IS REQUIRED, THEN CONSTRUCT SOME UNITS ON WILKERRY/CAPE HART & OLD PLFW AREAS. ALSO ADAPTIVE REUSE OF THE 4 CAMP PACHAT UNITS SINCE THAT AREA IS ON THE NATIONAL HISTORIC SITE LISTING DON'T DESTROY HISTORY.

**** CONTINUE ON BACK FOR MORE SPACE ****

Your comments on this proposed action are requested. Letters or other written or oral comments provided may be published in the draft and final Environmental Impact Statement (EIS). As required by law, comments will be addressed in the final EIS and made available to the public. Any personal information provided will be used only to identify your desire to make a statement during the public comments portion of any public meetings or hearings or to fulfill requests for copies of the final EIS or associated documents. Private addresses will be compiled to develop a mailing list for those requesting copies of the draft and final EIS. However, only the names of the individuals making comments and specific comments will be disclosed. Personal home addresses and phone numbers will not be published in the final EIS.

NAME:	<u>LTC (RET) LENDY C. EDWARDS</u>
ORGANIZATION:	<u>RETIRED EGLIN ARMA</u>
ADDRESS:	<u>[REDACTED]</u>
CITY/STATE/ZIP:	<u>[REDACTED]</u>

- ☒ Yes, include my name and address on the mailing list so I can receive information on the MFH DCR&L Program EIS.
☐ No, do not include my name and address on the mailing list.

Please mail this form to:

Ms. Julia Cantrell
 HQ AFCEE/ISM
 3300 Sydney Brooks Road
 Brooks City-Base, TX 78235-5112

Ms. Julia Cantrell
HQ AFCEE/ISM
3300 Sydney Brooks Road
Brooks City-Base, TX
78235-5112

Dear Ms. Cantrell,

The purpose of this letter is to outline some of my ideas on the proposed housing project at Eglin A.F.B. It is my opinion that most of the alternatives pay inadequate attention to the needs of service persons, the environment, adverse effects on traffic flow, and property values, ignore historical aspects and are immeasurably wasteful.

The men and women who serve at Eglin A.F.B. work long hours and are subject to unusual shift requirements. After a long day and/or night on the job, they don't need a commute to get them back home. Granted, it is a short commute, but it bottle-necks at Eglin's West Gate. Relocating the housing off base could mean a long wait in line during elevated terrorist risk levels, especially when the line would include non-service personnel who have business on base or who are simply visiting. Moreover, the service persons would be safer living on base, behind security gates.

Many of the alternatives propose development of environmentally sensitive land that lies at the beginning of Garniers Bayou. The head of this bayou is pristine. It is fed by Garniers Creek and Lighterknot Creek. Neither of these creeks has any development on them from the point of their origin until they enter the bayou. It is the only Bayou I know of that starts out so unspoiled. This piece of undeveloped waterfront is surrounded by old growth hardwood and longleaf pine forest. There is a rookery or great egrets. Osprey, piliated woodpecker, and great-horned owl and many other birds nest there. Eagles have been sighted at the head of this bayou, as well as many other shore birds, songbirds and birds of prey. Black bear, deer, fox, coyote, and even Florida panther are residents. The oysters that thrive around the creeks and marsh grasses can still be eaten. I have seen sturgeon from my kayak.

We need to preserve the quality of water in Florida. Any new construction must address this. If, for example, houses are built at Camp Pinchot, a buffer zone should be maintained that protects the water.

If the proposed off-base housing project goes through, the neighborhoods that surround the sites will be transformed from quiet bedroom communities into 24 hour noise and traffic, which will adversely affect property values. Another harmful effect would be having hundreds of homes, all basically the same, adjacent to homes that are diverse, no two being alike.

Rev'd 3/5/04 JAC

The proposal to tear down Camp Pinchot ignores history. It contains old Florida type construction. The general's Quarters was once the residence of the person who oversaw the Choctawhatchee National Forest, which Eglin is using for its base. When the national forest was created I doubt there was any intention to turn its most ecologically unique area into a development.

Most of the alternatives are economically wasteful. One proposal is to tear down the Poquito NCO housing. Built in 1976, these NCO houses are 20 years younger than many of the houses nearby. Mine was built in 1959. Tearing down the houses on Eglin is also wasteful. Driving by, they look fine to me. Moreover, the infrastructure is already there which means the damage to forest land has already been done.

Most of the alternatives do not serve the needs of service persons, create environmental problems, have adverse effects on longstanding property values, destroy historical interest and historical structures, and are unnecessarily wasteful. I ask that the proposed new housing not be built next to civilian housing. Everyone will be better served if existing military housing is upgraded when necessary, and, if need be, new housing built on base.

Sincerely,



Robert A. Larson

Message

Page 1 of 1

-----Original Message-----

From: MJPAULZAK

Sent: Thursday, March 04, 2004 4:44 PM

To: Julia.cantrell@brooks.af.mil

Subject: Building of housing units at Camp Pinchot, Florida

Mrs. Cantrell;

This letter is in regards to the proposed military plan to build upward to 2015 housing units on the location called "Camp Pinchot", near Eglin Air Force base, Florida.

Camp Pinchot is located on one of the very last pristine bayous of our area. The shores of Camp Pinchot are beautiful sandy beaches, where we can see eagles, owls, dolphins, blue herons and all kind of other wildlife.

The construction of this incredibly high amount of housing units on the bayou would certainly affect both the wildlife and fish population in a severe way. It is my understanding that many of the fish species need grassy areas to reproduce, and with houses come seawalls and the destruction of all the wildlife's natural habitat. The sheer number of trees being cut down will be staggering.

Another concern is the amount of traffic this project would generate. Our roads in that general area (called Lewis Turner) get extremely congested at peak military times, so much so that we sometimes have to wait over 5 to 10 minutes to be able to cross the highway! One can just imagine what the addition of 3023 cars (that's 1.5 per family) would do to our already serious problem.

The whole area of Camp Pinchot is a natural run-off location. It has 2 natural springs and enough marshy areas to assure that our roads and existing residential areas do not get flooded. But add 2015 houses, with all the infrastructure, paving etc., and you are looking at the destruction forever of very functional ecosystem.

My understanding is that the plan is to destroy 2590 already existing units on Eglin and Hurlburt Field and replace them with these new units. Why? The traffic in our area is getting to a very unacceptable level, it would only benefit military personal to live on base and not have to fight the long waits everyday. And what is the logic of destroying something that is already established? Why not remodel the already existing houses? Certainly, it has to be cheaper than doing a whole new development.

It seems that the Air Force should be a better steward of our resources and government land.

Please reconsider!

3/11/2004

-----Original Message-----

From: razz850

Sent: Wednesday, February 25, 2004 4:28 PM

To: Julia.Cantrell@brooks.af.mil

Subject: Camp Pincot Housing

Ms. Cantrell

I understand through the "Letters To The Editor" section of today's (25 Feb 04) that there is a distinct possibility that 700 single-family housing units will be built by Eglin AFB/Hurlburt in the Camp Pinchot area of Okaloosa County. There are two things that are very disturbing to me about this proposed action.

Number one. I live directly across the bayou from Camp Pinchot and not one word of the intended project has been mentioned in the newspaper (until today) or on TV indicating this was in the works. It would appear that the Air Force would have the common decency to inform the general public of their intent. Every other citizen is required to do so.

Number two. I have personally observed the desecration of the Poquito Bayou shoreline since AF family housing was built close to the bayou. The promise made by the Government before this housing area was developed, was to establish a "Green Belt" between the housing and the bayou. Now, not only is the shoreline desecrated but the Green Belt resembles the Hochi Min Trail after a B-52 raid.

All I ask is that the AF afford people like myself, the common courtesy of allowing us to at least express our feeling on the matter.

Everett T. Raspberry, LTC(Ret) USAF

WRITTEN COMMENT FORM Military Family Housing Demolition, Construction, Renovation, and Leasing Program Eglin AFB and Hurlburt Field, Florida

Location: Soundside, Hurlburt Field, FLDate: 17 Feb 04

Thank you for your input.

PLEASE PRINT LEGIBLY.

I attended the briefing as outlined above. I think it is great that ^{funds} that/are available to proceed with the new housing for members of the Military. My comments are regarding the location of the new housing units.

1. After carefully reviewing Alternatives, it appears to me that Alternatives 2 and 3 are by far the better choices; keeping all units on Eglin AFB (Main) in the already designated Housing Area, particularly since the present units are to be destroyed. It appears that it would be by far the most economical for the following reasons:

a. Roads are basically in place.

b. Utilities, water, sewage disposal, electrical, phone lines, etc are in the area.

c. Fire Protection.

d. Security

e. Convenience for the military and their families for the services offered on the Main Base - Hospital, BX, Commissary, Library, etc.

2. All alternatives regarding the Poquito and Camp Pinchot Expansion Areas should not receive favorable consideration (over please)

==
 **** CONTINUE ON BACK FOR MORE SPACE ****

Your comments on this proposed action are requested. Letters or other written or oral comments provided may be published in the draft and final Environmental Impact Statement (EIS). As required by law, comments will be addressed in the final EIS and made available to the public. Any personal information provided will be used only to identify your desire to make a statement during the public comments portion of any public meetings or hearings or to fulfill requests for copies of the final EIS or associated documents. Private addresses will be compiled to develop a mailing list for those requesting copies of the draft and final EIS. However, only the names of the individuals making comments and specific comments will be disclosed. Personal home addresses and phone numbers will not be published in the final EIS.

NAME:	Opal W. Rhodes <i>Opal W. Rhodes</i>
ORGANIZATION:	
ADDRESS:	
CITY/STATE/ZIP:	

- ☐ Yes, include my name and address on the mailing list so I can receive information on the MFH DCR&L Program EIS.
- ☐ No, do not include my name and address on the mailing list.

Please mail this form to:

Ms. Julia Cantrell
 HQ AFCEE/ISM
 3300 Sydney Brooks Road
 Brooks City-Base, TX 78235-5112

a. Would destroy hundreds of acres of undeveloped Woodlands.

b. The area is filled with wildlife and birds. Just last week,
I saw a young Doe (deer) grazing along side Poquito Rd.

c. The water in the upper end (North) of Garniers Bayou is one of
cleanest in the area. It would subsequently be destroyed by
such a large development.

3. Thank you for allowing these comments to be made.

Message

Page 1 of 2

-----Original Message-----

From: HRoby

Sent: Friday, March 12, 2004 9:23 AM

To: Julia.Cantrell@brooks.af.mil

Cc:

Subject: EIS to Evaluate the MFH DCR&L at Eglin AFB and Hurlburt Field

Dear Ms Cantrell:

I have some environmental concerns that I believe need to be addressed before any final decision is made on the exact locations of military family housing (MFH), under the Privatization Demolition, Construction, Renovation, and Leasing (DCR&L) programs at Eglin Air Force base and Hurlburt Field, Florida. My concerns relate primarily to one of the proposed sites at the north end of Garnier Bayou, near the Camp Pinchot expansion area, which has proposed 700 units in 220 acres.

I am confident that pollution, traffic, school busing, sewage, wetland, and other more visible environmental issues are being addressed, so I am not listing them here. I do, however, have some concerns that need to be addressed before the Camp Pinchot expansion area is finalized as one of the sites for the DCR&L programs (Alternative # 4,5, and 7).

My concerns about the Camp Pinchot expansion area are as follows:

- 1) There have been anecdotal reports of alligators being occasionally seen in and around the north end of Garnier Bayou, in the vicinity of the proposed Camp Pinchot expansion area. This would indicate that they have a habitat in the vicinity. If 700 units of MFH are located in the Camp Pinchot expansion area, what impact will that have on the alligator population? Will they become more visible? Will their presence reduce our ability to safely use the water around the Camp Pinchot expansion area for recreation? Will the proximity of 700 military families, and consequential contact with the alligators reduce the alligators fear of humans, and result in dangerous contact with children and pets, similar to what happened in south Florida when humans and alligators habit the same area? How much will my taxes go up in the future to pay for any required alligator control as a result of the MFH in the Camp Pinchot expansion area?
- 2) I saw in one of your documents that Boat Docks are part of the planning. If these docks are planned for the housing associated with the Camp Pinchot expansion area, I am concerned with the costs associated with the probable increase in the boating population in and around Garnier Bayou.
 - a. As of now, a majority of the people who have boats, and live on the water, do so at their choice. They have some experience with boats and water, or will get it while there, and use that experience for the duration of their time in the area, usually long term. Those military members assigned to any housing area with boat docks are not there by choice,

3/12/2004

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but rather by chance. This reduces the probability that they will have any experience with boats and water. Having easy access to boat docks, and the water, will result in many people taking advantage of the opportunity, and get involved in water recreation. Having probably little experience, they will need to get that before they are not a danger to either themselves, or others. Hazards will exist in and around the area until these people get the experience to be safe. Knowing what I know about the military assignment system, by the time these people become safe, they will be reassigned, and other, probably inexperienced boaters, who will also want to get involved because of the opportunity associated with a boat dock that is easily accessible, will replace them. This means that there will be a constant inexperienced boating population, caused by Boat Docks associated with the Camp Pinchot expansion area. This inexperience, coupled with an increase in the boat population, would result in an increase in marine enforcement and accident investigation by The Sheriff, Florida Marine Patrol, and Coast Guard. How much of an increase in taxes will I be required to pay to provide this enforcement caused by Boat docks in the Camp Pinchot expansion area?

- b. Because boat docks afford easy access to the water by members living in the area, they also afford easy access to the housing area from the water. The Sheriff's investigators have told me that it is almost impossible for them to catch a thief that gets away by water. These docks then, would require additional enforcement and investigative expenses caused by the easy access from the water. How much would my taxes go up because of additional county and other law enforcement people required because of the boat dock access to the MFH units at the Camp Pinchot expansion area?
- 3) If the MFH units in the Camp Pinchot expansion area are constructed near the water, there is a possibility that they will need seawall protection, either now or in the future. If any seawall is constructed without riprap, the result is wave reaction that has a negative impact on the shoreline across from the sea wall. This erosion is a result of the seawall's inability to dissipate wave energy, which increases the energy on the opposite shoreline beyond what is natural. Wind, tides, and boats can cause this wave action. If the boating population is increased because of boat dock access, as I suspect it will, then the damage caused by seawalls without riprap will be even greater. Any contract for waterfront construction and leasing for the DCR&L at the Camp Pinchot expansion area should include the requirement for riprap, both now, and in the future, for the duration of the housing area! This is necessary to protect the land of private persons adjacent to the seawall, and to protect any wetland areas from undue wave action caused by a seawall.

I hope you will provide necessary actions in the EIS that will resolve my concerns about the impact of MFH construction in the Camp Pinchot expansion area. If you choose not to use the Camp Pinchot expansion area options, then my concerns become moot. If you decide to use the area, but do not construct docks or seawalls either now or in the future then my concerns expressed in 2 and 3 above become moot. This would require a setback from the water similar to the current Poquito Housing area. I would be concerned even then, however, because erosion caused by water action may require seawall construction during the life of the housing area, and should be addressed in any contract issued for the purpose of housing in the vicinity of the water, not limited to the Camp Pinchot expansion area.

Sincerely,

Howard Robishaw

3/12/2004

Message

Page 1 of 2

-----Original Message-----

From: palmetto84

Sent: Thursday, March 04, 2004 7:47 PM

To: Julia.Cantrell@Brooks.af.mil

Subject: Eglin Off Base housing

FACT: Hurlburt and Eglin need to renovate older base housing and build new housing.

However, the Air Force should pursue building most new housing on Hurlburt and Eglin AFB proper. The idea of moving on-base housing off base is fiscally unsound and sites picked off base environmental unsound.

FACT: Available land exists within the gated perimeter of Eglin and Hurlburt for additional housing. If privatized housing must be located off-base, change the rules.

WHY ON-BASE vs OFF-BASE

1. **Convenience:** Airmen want to live where they work. All the base facilities Air Force personnel use are found on base: Child Care, Youth Center, Schools, Hospital, BX, Commissary, gym, recreation areas, etc... Why make someone commute to work or services when not require?
2. **Security Costs:** The added security of remote housing is very expensive-full-time guards will needed to be employed-I.E. Commando Village. Over a fifty year period one security guard at a remote housing site costs over 7 million dollars. 24-hour security is very expensive. Large long security fences will need to be built-costly. All duplicate costs of current base housing.
3. **Security Location:** Both proposed sites are located on the water. Both Hurlburt and Eglin have gapping holes in their current security-one can easy penetrate Eglin proper and Hurlburt housing via the water. Both of these sites are located on the water. Why put airman and their families at risk and spread your security forces. We need to take the terrorist threat seriously. At gate guard does not make me feel secure-the terrorists will not be driving through the front gate when they have easier avenues of entry.
4. **Traffic:** Traffic coming ON and OFF Hurlburt and Eglin is very bad and only getting worse. The number one complaint for base personnel is traffic. You will acerabate the traffic situation by moving housing off base.
5. **Safety**-Lewis Turner is a very dangerous road. Stoplights will be a must (costly). Bike/walking paths must be added (costly). I would not want my son or daughter walking or ride a bike on Lewis Turner to get to the base for youth activities. Both these projects will be very costly.
6. **Recreation facilities** at the off-base sites should be built-parks, tennis courts, etc....additional cost and redundant with existing base facilities.
7. **Additional cost to Airman:** Must buy second vehicle for spouse to access base.Second vehicle not required if living on-base, can access facilities via foot or bike (I did).
8. **Expensive legal litigation.** Legal suits by environmental organizations fighting waterfront development. Setbacks for development along the water should be imposed if proposed sites developed. Waterfront part of property should be preserved for public use. Air Force housing is looked at by the general public as private-no access allowed.
9. Both proposed areas are hurricane and flood damage prone (next to the water).

CONCLUSION: Renovate existing base housing and build additional housing on base. When no land exists on base move it off base. You will be lying to the public if you say the land doesn't exist. Convenience, cost and security make on base housing more attractive than off base housing.

3/11/2004

Message

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FACT: The Air Force should be concerned with security, cost, and convenience.

RECOMMENDATION: Add housing to the current Commando Village site. The land is available; security gate, stoplight, and bike path already exist. Please look at this option seriously.

Questions that will need to be answer if proposed off base sites on Lewis Turner are developed.

1. Who retains deed to property? Air Force or developer? 50 years from now?
2. Public needs to see conceptual designs of projects.

Please provide feedback as to why my above Commando Village recommendation is not feasible. The fact that only waterfront property is involved makes this project fishy. One big off-base site is more cost efficient than two smaller sites. Something fishy is going on here. I read in the Daily News the sites picked were based upon enticing contractors -since when is enticing a contractor with waterfront property part of the decision process.

Robb Schmitt

Fort Walton Beach

3/11/2004

Message

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-----Original Message-----

From: BobReidFL

Sent: Tuesday, March 02, 2004 10:05 AM

To: juliacantrell@brooks.af.mil

Subject: New housing construction, Eglin AFB

Dear Ms. Cantrell,

I understand there is a proposal to develop housing for military families on Eglin property at Camp Pinchot and along the pristine upper reaches of Garniers Bayou. This idea should be resisted for several reasons.

Garniers Bayou is an arm of Choctawhatchee Bay. Owing largely to over-development along its shores, the health of this important water body is already in serious decline. Our bay needs the natural filtration provided by an undisturbed marshy shoreline, and regardless how much setback is established and how careful the builders are, unnatural runoff *will* result. This development *will* add insult to Choctawhatchee Bay.

The area south of Lewis Turner Boulevard is one of few on the Eglin Reservation that is neither an active weapons range nor open to human access. This makes it an ideal refuge for certain animals that can thrive only in undisturbed places. Biologists at Jackson Guard have radio-tracked the Florida black bear (a threatened species) in this area, and people I consider credible tell me they've seen one or more panthers (a species so rare that its presence at Eglin is largely discounted). With access to the area limited it's hard to confirm, but observed bird behavior leads me to believe there is an established nesting rookery for egrets and other wading birds somewhere at the head of Garniers Bayou.

However, one of the more important considerations may be among the least obvious: *Smoke management*. Before the military took over in the 1930's, Eglin was an important national forest, and restoration of a natural longleaf pine forest complex is among Eglin's many missions today. The endangered red-cockaded woodpecker is dependent on this restoration, and prescribed burning is an essential component of forest management. Longleaf pine forests are burned every three years on average to control unwanted invasives and limit the build-up of fuel, and such fires can be safely used only when conditions are suitable. Humidity, temperature, and wind are all crucial factors, and proper conditions most often coincide when the wind is steady from the north. This land at Camp Pinchot and along Garniers Bayou lies *due south and directly in the smoke path* of a large tract of longleaf pine forest.

Other things to consider include the effect new intersections serving this housing development will have on Lewis Turner Blvd traffic flow, and the possible historical significance of existing structures at Camp Pinchot. [Gifford Pinchot, an early conservationist, was appointed to head the new U.S. Forest Service by Theodore Roosevelt in 1898.]

If you wish to discuss any of these points, please feel free to contact me.

--Bob Reid
Niceville, Florida

3/11/2004

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From: Donald Ware

Sent: Tuesday, March 02, 2004 4:07 PM

To: Julia.cantrell@brooks.af.mil

Subject: Comment on Eglin AFB Housing Expansion

Dear Julia,

I retired from Eglin AFB in 1982 and became the Bird Count Coordinator for the Choctawhatchee Audubon Society and a member of the Choctawhatchee Basin Alliance. I understand the importance of maintaining or improving the water quality in the Bay and adjoining bayous such as the one Camp Pinchot is on. In choosing where to build new housing, it is very important to minimize the impact on our waters. I think it preferable to have the new housing on base, but if some must be built off base near the water, the Camp Pinchot area seems best.

My main request is that a significant buffer between the housing and water be maintained in a natural condition. Walking paths with benches and perhaps a neighborhood pavilion on the shore would be appreciated, but it is necessary to have a significant natural buffer to keep storm water runoff out of the bayou. Storm -water runoff is the most significant factor in the loss of sea grasses and conditions that lead to red tide outbreaks.

Hope you will pass this on the those writing contracts for any new homes near the water, on or off base.

Donald M. Ware (Lt. Col., USAF Ret)

3/11/2004